

Burton Manor Road

Stafford, ST17 9QJ

John German



Burton Manor Road

Stafford, ST17 9QJ

AUCTION GUIDE PRICE £230,000

FOR SALE BY AUCTION 29/5/25

A particularly attractive traditional detached bungalow which occupies a very impressive plot with extensive block paved parking in addition to a detached garage. The property is situated in a popular location and within a conservation area.

An enclosed porch opens to a reception hall with three bedrooms leading off. The principal bedroom has a front facing bay window and an extensive range of bedroom furniture. The sitting room has a front facing bay window and a traditional corner fire surround which incorporates a tiled hearth and inset. There is a dining room having a fireplace with cast and tiled inset and double doors opening to the exceptionally large conservatory which has external doors to the rear garden. The kitchen has a range of oak faced units with granite work surfaces and integrated hob and oven (we cannot confirm they are working condition). The kitchen leads to a conservatory utility room with space and provision for domestic appliances. The shower room is very well appointed and tiled having a shower, WC and a rectangular wash basin with integrated drawer beneath, and a vertical towel radiator.

The property stands well back from the road behind wrought iron gates and a very spacious block paved gated drive capable of parking numerous cars and giving access to the detached garage. There is a personal wrought iron gate leading to an attractive rear terrace with dwarf wall and two steps leading to a mainly lawned garden with abundantly stocked, mature borders and a further corner terrace. The property is situated conveniently for the town centre of Stafford which has the benefit of an intercity railway station with regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes: The property is situated within a conservation area. The Land Registry document refers to rights, restrictions and easements and a copy of which is available upon request. The property does have Spray Foam applied to the inside of the roof and to some areas of the rafters. Please under no circumstances enter the roof as it will not support the weight of person. There are notices within the loft stating this.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard. **Parking:** Drive.

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains. **Heating:** Gas.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

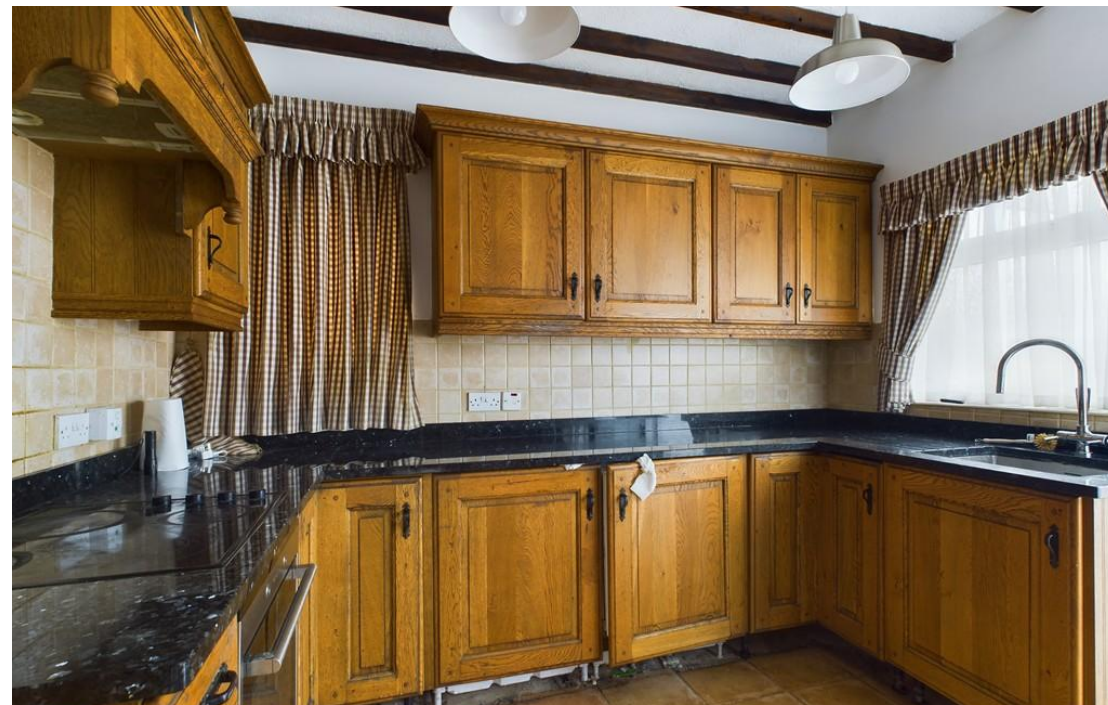
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Stafford Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.staffordbc.gov.uk

Our Ref: JGA/05062024





Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

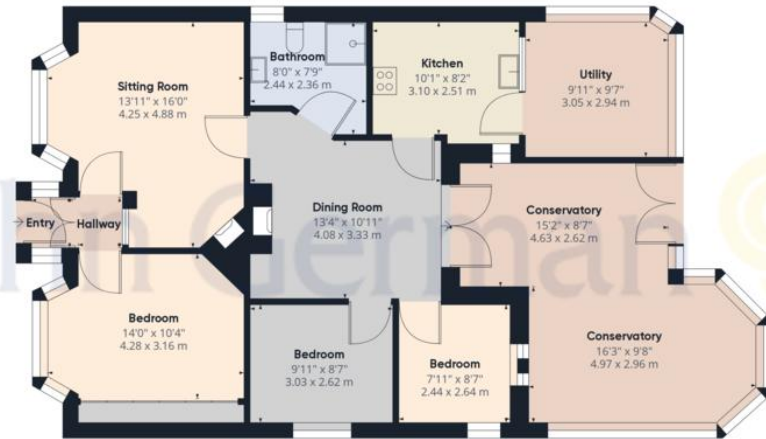
Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



Ground Floor Building 1



Ground Floor Building 2

John German 

Approximate total area⁽¹⁾
1492.19 ft²
138.63 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

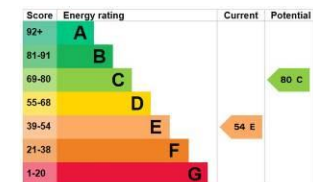
Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

