

School Lane
Stafford, ST17 9JB



A traditional detached bungalow standing on a good sized plot in this attractive leafy lane setting and offering exciting potential for some updating and modernisation.

£260,000



John German 

Situated amidst other similar traditional bungalows and standing slightly elevated from the roadside, this lovely traditional bungalow has great kerbside appeal and will make a really attractive home following some improvements and updating to your own personal taste.

An open storm porch with uPVC double glazed main entrance door leads you into an exceptionally spacious reception hall with all rooms leading off. At the front of the bungalow there is a spacious dining room with a front facing bay window, a traditional fireplace surround and a connecting door to the kitchen.

Also facing to the front and having a bay window is the master bedroom which also has a comprehensive range of built in furniture.

As we walk further down the hall you will find bedroom two on the right hand side which is a double sized and fully fitted room.

Enjoying a rear garden aspect and views, the lounge is an attractive room and has an ornamental fireplace and double doors that lead into a generously sized uPVC double glazed conservatory.

Also enjoying rear garden views and direct access is the fitted breakfast kitchen which although in need of updating offers a full range of storage cupboards, worktops, splash back tiling, built in cooker and hob, extractor hood, appliance spaces for a washing machine and refrigerator.

Positioned next to the kitchen and at the rear of the property is a white and chrome shower room with a quadrant shower cubicle, low level WC and wash hand basin/vanity unit plus ceramic wall tiling.

Outside - There is a single garage of concrete sectional construction. Wrought iron double gates lead to a tarmac driveway to the front and side of the bungalow together with a gravelled foregarden for easy maintenance and a front brick boundary wall.

The rear garden offers a combination of hard paved patio, terrace and pathways together with a lawn and shrubbery stocked borders, brick built store adjoining the property and a timber garden shed.

Agents note: This is a probate sale and the grant of probate has been issued.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction:

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

Our Ref: JGA/31072024

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 professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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Agents' Notes

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