

# Garshall Green

Milwich, Stafford, ST18 0EP









# Garshall Green

Milwich, Stafford, ST18 0EP

£525,000

A charming property that provides spacious accommodation and occupies a lovely plot within this delightful rural location.





A formal entrance is located to the side and rear of the property leading to a split level lounge with an open fire. From here an inner hall gives access to a fully tiled wet room with electric shower, wash basin and WC.

A separate sitting room has a cast burner and double doors opening to a conservatory along with a spacious opening to a lower level dining area.

The kitchen has a comprehensive range of high and low level units with contrasting granite effect work surfaces incorporating a stainless steel sink and drainer. There is an integrated hob, oven, combination microwave and a fridge. (We cannot confirm the appliances are in working order).

An inner lobby has a useful storage cupboard and a further side entrance houses the gas boiler with a utility beyond that has high and low level units, a stainless steel double bowl sink plus space and provision for domestic appliances.

On the first floor there are three bedrooms, the principal bedroom has a dressing room and its own en suite with shower, WC and wash basin.

The two remaining bedrooms share the family bathroom which has a corner bath, separate shower, wash basin and WC.

The property is approached via a gated entrance opening to a block paved drive providing generous parking for several cars. A detached garage has a separate office and stairs to three very useful loft spaces.

Immediately to the rear is a slightly raised sun terrace with a spacious lawn beyond, an established and abundantly stocked bed, mature trees and bushes. In addition there is a summerhouse and greenhouse.

This wonderful property is set in a delightful semi rural location surrounded by some lovely Staffordshire countryside yet convenient for commuting with easy access to both the market town of Stone and county town of Stafford.

**Notes:** The property is not registered with Land Registry.

Our clients are not selling all of the land, a section of the land is being retained which is clearly fenced and we also include a plan for further clarification (page 7).

Following a previous agreed sale, our client obtained an engineer's report and a copy is available upon request.

**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:** Traditional

**Parking:** Garge & drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Private system

**Heating:** Oil

(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 F

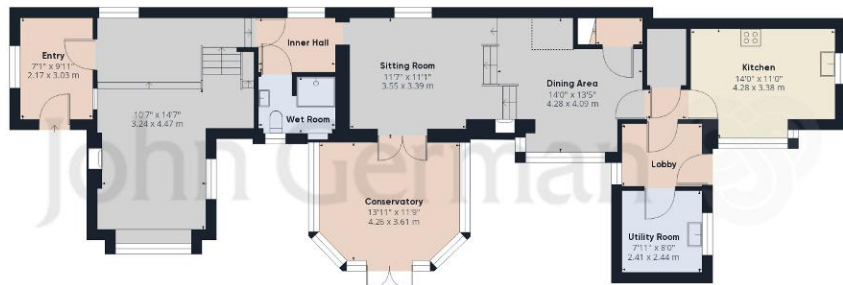
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/26092024

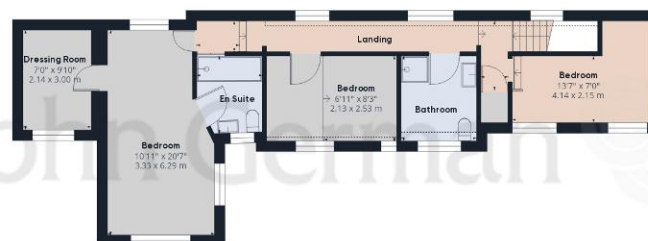








**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2



**Floor 1** Building 2

**Approximate total area<sup>m</sup>**

2863.09 ft<sup>2</sup>

265.99 m<sup>2</sup>

**Reduced headroom**

287.07 ft<sup>2</sup>

26.67 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



Section of land  
being retained



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.

#### 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.

AWAITING EPC MEDIA



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





