

# Boscomoor Lane

Penkridge, Stafford, ST19 5NU

John German











## Boscomoor Lane

Penkridge, Stafford, ST19 5NU

£580,000

**A truly delightful and extended detached house which provides such beautifully presented accommodation that is so stylish with a wonderful blend of traditional and contemporary design features. The flexible arranged accommodation has the benefit of a ground floor double en suite bedroom.**

Accommodation - An attractive and spacious side porch has a superb tiled floor and glazed roof, giving access to the charming reception hall which has a beamed ceiling and stairs rising to the first floor landing. A wide opening with exposed timbers and step up leads to the delightful sitting room which is dual aspect and has a marble ornamental fireplace. A separate lounge also enjoys a dual aspect.

The stunning living dining kitchen has a extensive range of grey high and low level units with contrasting accessories and worktops which also incorporate a recessed sink. There is a separate island unit an integrated appliances an induction hob, two ovens, fridge freezer and dishwasher alongside bin storage and pan drawers. Across the living and dining area is a lantern roof and bi-fold doors to the side in addition to full height windows flooding the whole space with natural light.

From the main hall, a side hall with built in cupboard leads to a spacious large fourth double bedroom which has the benefit of a well appointed en suite having a white suite comprising double width shower, bath, wash basin and WC set into an integrated unit with cupboard beneath, full height tiling and a vertical towel radiator.

The first floor landing has a built in cupboard and doors to three spacious double bedrooms served by a luxuriously appointed shower room which has exquisite half height tiling, a circular wash basin with brass accessories standing on a shelf with integrated cupboard beneath, a walk in double width shower with both conventional and waterfall heads, WC, towel radiator and a useful built in storage cupboard.

Outside - The house stands back from the lane beyond a half height wall with attractive low level wrought iron railings and a lovely front garden. To the side, full height wrought iron double gates open to a spacious drive capable of parking numerous cars in addition to a raised planter and a rear border that also incorporates a garden shed. Gated access leads to the private gardens which extend to the side and rear which are mainly laid to lawn also with a sun terrace.

The property is situated on the outskirts of this extremely popular village which has a good range of amenities including schools for all ages and a railway station. Junction 13 of the M6 provides direct access into the national motorway network and M6 Toll.

**Agents notes:** The land registry document refers to rights, a copy of which is available upon request.

Our clients inform us the property had a flood in 2020 which was caused by surface water and they have since raised a step into the property and also have flood defence changes. The government website reveals high risk of surface water flooding and very low risk from rivers and sea.

**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:** Mains 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:** South Staffordshire Council / Tax Band E

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

**Our Ref:** JGA/09012025

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.













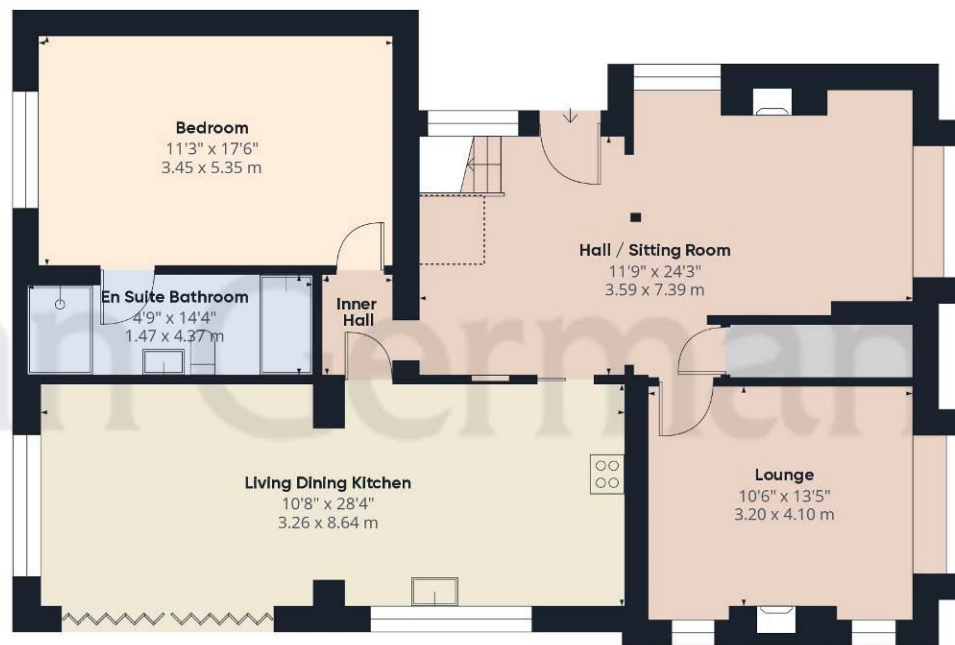




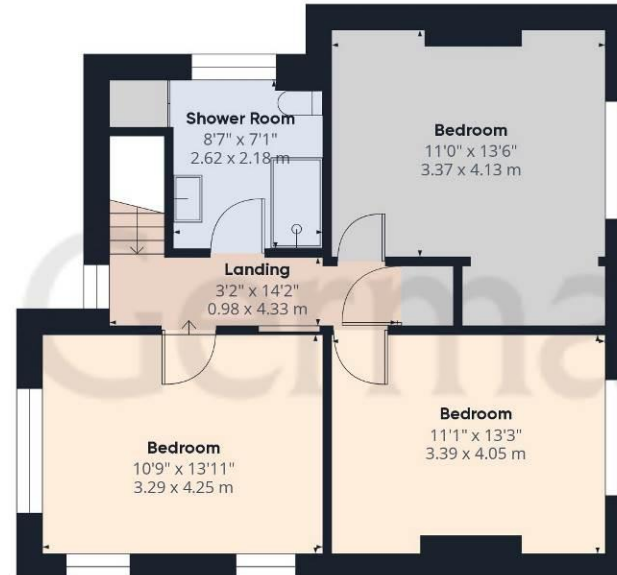








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1660.43 ft<sup>2</sup>

154.26 m<sup>2</sup>

**Reduced headroom**

9.54 ft<sup>2</sup>

0.89 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.

**GIRAFFE 360**





### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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