

# Baswich Lane

Stafford, ST17 0BH

John German









# Baswich Lane

Stafford, ST17 0BH

Offers Over £450,000

An attractive 1920's semi-detached family home with its own annex, boasting a wealth of character and charm yet complemented by modern finishes, offered to the market with no onward chain.



John German are delighted to offer to the market this attractive 1920's semi-detached family home situated on one of Stafford's most sought-after roads. This traditional property is bursting with character and has been extended and vastly improved during the current occupier's ownership and now boasts an annex, a stunning open plan kitchen/dining area, two reception rooms, three double bedrooms, all whilst being situated on a large plot, set back from the road offering ample off-road parking.

It has an excellent choice of nearby schools with this family home falling into the catchment area for Leasowes Primary School (awarded 'outstanding' in its latest Ofsted report) and for secondary school, the highly regarded Walton High School. There are nearby shopping facilities at both Baswich and Wildwood and the county town of Stafford has a wider range of amenities including shops, bars, eateries etc. It also has its own intercity railway station offering regular services to London Euston taking approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network.

Internally the property comprises of a covered entrance porch with a solid oak front door opening into the impressive hall complete with tiled flooring, dado rail finishes, spotlights to the ceiling, a cast iron style radiator, traditional doors to the ground floor accommodation and stairs with a carpeted runner leading to the first floor landing. There are two spacious and well presented reception rooms, the first is positioned at the front of the property and used as a snug or second living room with carpeted flooring, chimney breast housing the gas stove, decorative dado rail, various wall light points, a window to the side aspect and a bay window to the front aspect, both fitted with plantation style shutters. The second reception room is the main living area, with a feature gas fire, various wall light points, decorative dado rail, carpeted flooring and a window to the front aspect with plantation style shutters. Glazed double doors with glass panels either side opens into the open plan kitchen/diner.

Completing the ground floor and accessed either direct from the hallway or through the lounge is the impressive open plan kitchen/diner which has been extended and cleverly remodelled to create a superb modern entertaining space with bi-folding doors leading to the rear garden, two large skylights, contemporary tiled flooring and electric underfloor heating. There are a range of matching high gloss wall and base units with a selection of integrated kitchen appliances. Accessed from the kitchen is the useful utility room/WC with space and plumbing for both washing machine and tumble dryer, low level WC, wall hung wash hand basin, boiler, chrome heated towel rail and spotlights to the ceiling.

Upstairs there are three generously sized double bedrooms all of which are serviced by the modern family bathroom comprising of shower cubicle with mains shower, low level WC, wash hand basin, bath, chrome style heated towel rail, spotlights to the ceiling and an obscured uPVC double glazed window to the rear aspect.

Outside to the front of the property is a spacious block-paved driveway providing ample off-road parking along with a well kept front lawn and a variety of plants, trees and shrubs. To the side of the property are gates leading to the garage with side opening doors along with power and lighting. To the rear of the property is a truly special enclosed garden with two seating areas, large patio with covered canopy, a garden shed, a large, immaculate lawn surrounded by a variety of plants, trees and shrubs. The superb detached annex has an entrance door opening into the hallway with steps leading down to a dressing area with carpeted flooring, a range of wardrobes and space for a dressing table. Stairs then rise to the bedroom with laminate wooden effect flooring, two Velux skylights and its own modern en-suite shower room.

**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:** Standard

**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:** Cable 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

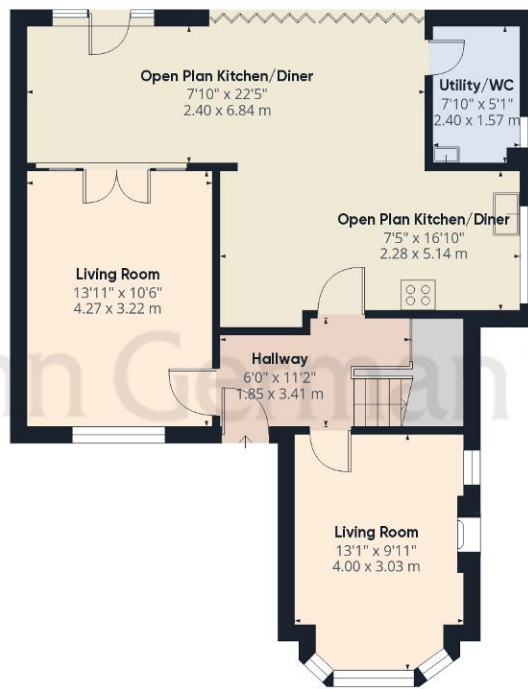
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/07042025

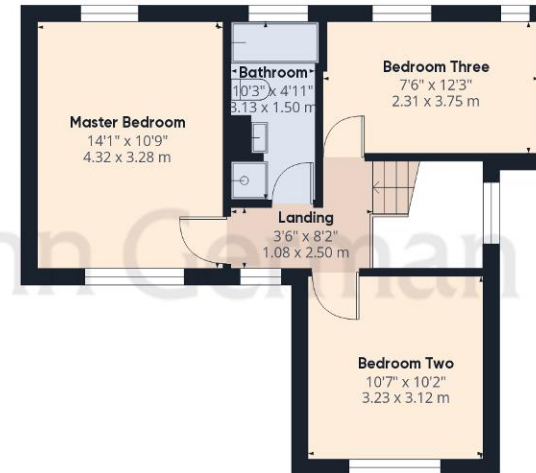




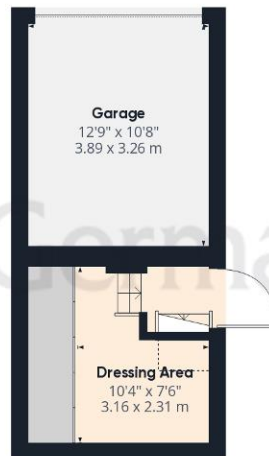




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

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

1590.89 ft<sup>2</sup>

147.8 m<sup>2</sup>

**Reduced headroom**

5.76 ft<sup>2</sup>

0.54 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





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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

#### 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





