



An attractive traditional semi detached house, situated in this exceptionally popular residential location. The house has the benefit of a very pleasant and established mainly lawned rear garden. A block paved driveway provides parking for 2/3 cars and there is gated side access to a traditional garage.

£274,950

John German 

Accommodation: Reception hall having stairs leading to the first floor landing and a built-in cupboard. Well proportioned lounge and dining area with fireplace housing a log burner, and two modern vertical radiators. There is a deep window and French style door opening to the conservatory, which in turn has double doors to the terrace and garden. Kitchen with an attractive range of white high and low level units with contrasting black granite effect worksurfaces and stainless steel sink and drainer. Tiled floor, tiled splashbacks and a side door to the outside.

First floor landing having built-in cupboard housing the gas boiler and an additional low level cupboard. There are three bedrooms and a bathroom, having a bath with screen and shower above, pedestal wash basin, WC, full height tiling and a vertical towel radiator.

Outside, there is block paved drive capable of parking 2/3 cars and the block paving extends beyond gates to the side leading to a good size garage. At the front of the property there is a lawn with deep flower bed and steps up to a slightly raised spacious lawned garden, which also has the benefit of established borders.

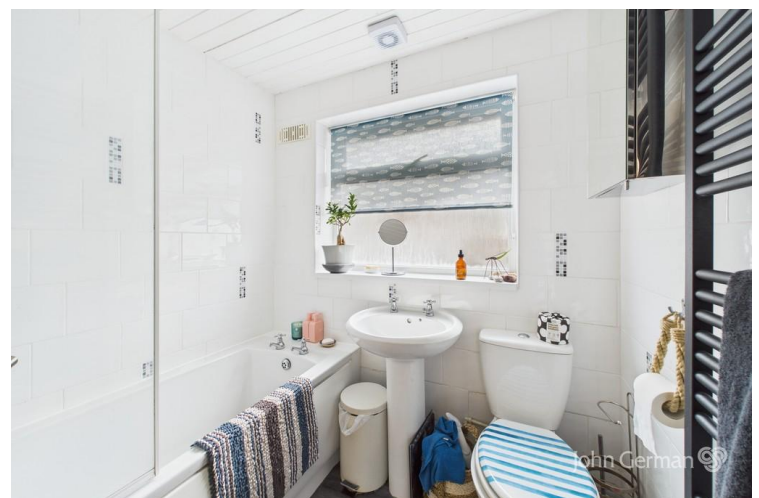
The property is situated in this very popular location, with local shopping facilities at both Bodmin Avenue and Wildwood, and there are schools for all ages close by.

- Agents notes:
- It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.
 - There are fitted solar panels to the property
- 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:** Driveway
- Electricity supply:** Mains
- Water supply:** Mains
- Sewerage:** Mains
- Heating:** Gas
(Purchasers are advised to satisfy themselves as to their suitability).
- Broadband type:** Fibre
- 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 C
- Useful Websites:** www.gov.uk/government/organisations/environment-agency
- Our Ref:** JGA16042025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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John German

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

01785 236600

stafford@johngerman.co.uk

Agents' Notes

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