

# Chase View

Hyde Lea, Stafford, ST18 9BG

John German



John German







# Chase View

Hyde Lea, Stafford, ST18 9BG

£499,950

A most attractive detached family home situated in the highly popular village of Hyde Lea being offered to the market with no onward chain.



John German



Built in the 1930's, this detached family home has been in the same family's ownership for more than twenty years and has been well maintained, improved and cared for during their ownership. The property is situated in the popular village of Hyde Lea which is conveniently located for Stafford town centre where you will find a range of supermarkets, restaurants, pubs and shops. For commuters, Stafford train station offers regular services to London Euston taking approximately 1 hour 20 minutes, and nearby road links include junction 13 and 14 of the M6 motorway network.

Entrance to the property is via twin uPVC double glazed doors which open into the welcoming porch area, with tiled flooring, exposed brick walls and a traditional entrance door which in turn opens into the hallway. A warm and inviting area, the hallway has traditional tiled flooring, carpeted stairs rising to the first floor landing, and doors off into the utility room, dining room, living room, guest WC and kitchen.

The first of two reception rooms is the dining room with a uPVC double glazed bay window to the front aspect, chimney breast housing the open fire, carpeted flooring and a ceiling light point.

The useful utility room has a traditional tiled flooring, uPVC double glazed window to the side aspect, a range of matching wall and base units with laminate worksurfaces over, tiled splashbacks, inset ceramic sink with drainer and mixer tap over, space and plumbing for a washing machine and tumble dryer, wall mounted boiler, spotlights to the ceiling and a door opening into the garage.

The kitchen features beautiful quarry tiled flooring, spotlights to the ceiling, a range of matching wall and base units with laminate worksurfaces over, multi-coloured tiled splashbacks, inset stainless steel sink with drainer and mixer tap over, and a uPVC double glazed window and door leading to the rear garden.

The guest cloakroom is fitted with a WC and wash hand basin and has a uPVC double glazed window to the side aspect.

The living room has carpeted flooring, feature gas fire, two ceiling light points, two uPVC double glazed windows to the rear aspect, and a uPVC double glazed door to the side aspect, leading out to the rear garden.

Upstairs, there are three well proportioned double bedrooms, along with two separate bathrooms; a shower room and a main family bathroom.

Outside, to the front of the property is a large gravel driveway providing off-road parking for three vehicles, along with access into the garage with up and over door, and a lawned front garden.

To the rear of the property is an enclosed rear garden with paved patio seating area, lawn garden and a variety of plants and shrubs.

**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 & garage

**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 E

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

**Our Ref:** JGA/21052025

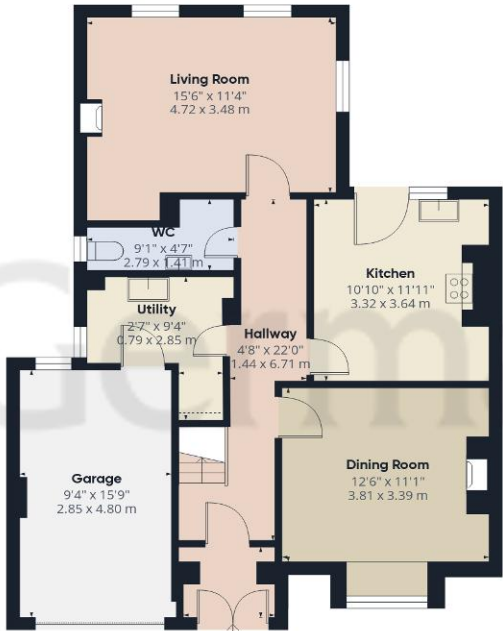
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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.









Ground Floor



Floor 1

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

1437 ft<sup>2</sup>  
133.7 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>  
0.1 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



### 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





