

Hollyhurst
Stafford, ST17 4RS

John German



John German



Hollyhurst

Stafford, ST17 4RS

£285,000



john

This is a particularly appealing semi detached property which has been so thoughtfully and stylishly extended to provide superb contemporary style open plan living. With the additional benefit of a ground floor en suite double bedroom and a lovely entertaining garden with bar, pergola and sun terraces.

Accommodation: Reception hall with stairs rising to the first floor landing and a stunning open plan living dining kitchen. The kitchen area having a vaulted ceiling with roof lights and an excellent range of white gloss units with contrasting wooden worksurfaces and a stainless steel recessed sink. Integrated fridge freezer, dishwasher, five burner gas hob with glass splashback and extractor canopy above, in addition to an oven and separate microwave. Further base cupboards and a fitted wooden dining table.

The delightful sitting area has a wooden stripped floor and a part vaulted ceiling featuring two Velux roof lights, splendid cast log burner with feature tiled wall and a useful understairs cupboard. French style doors open to the garden.

Cloakroom having a tiled floor, WC and wash basin.

Double bedroom with front facing bow window and ensuite which has contemporary suite comprising bath set into a surround, wash basin with integrated drawers, WC and a separate shower.

The first floor landing having a linen cupboard, and off which leads three bedrooms, with the principal bedroom having a TV set into a recessed media wall.

The family shower room has shower, pedestal wash basin, WC, vertical towel radiator and feature tiled walls.

The property is delightfully situated at the end of a shared drive which is capable of parking approximately three cars, having lawned areas either side and a gated side access. A truly lovely rear garden which also provides a fantastic entertaining area with wooden sleeper terraces, an outdoor enclosed bar and adjoining pergola with seating area. There are further part sleeper and stone chipped sun terraces, and fence and gate leading to a lawned area which has mature borders and a superb palm tree. There is also a garden shed.

The property is situated in this highly desirable area within walking distance of schools for all ages.

Agents notes: The property is situated off a shared private drive which in turn leads to its own drive.

The land registry does refer to rights and restrictions and covenants, and a copy of which 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: 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: TBC - 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 B

Useful Websites: www.gov.uk/government/organisations/environment-agency

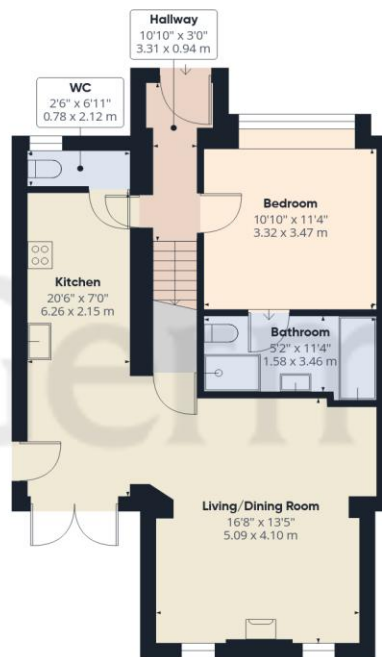
Our Ref: JGA21052025

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.

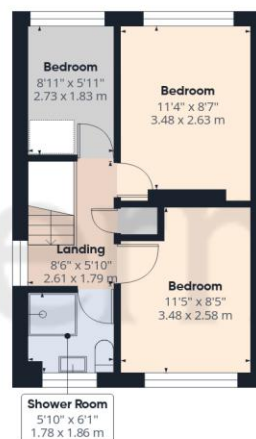






Ground Floor

Approximate total area⁽¹⁾
982 ft²
91.5 m²



Floor 1

(1) Excluding balconies and terraces

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.

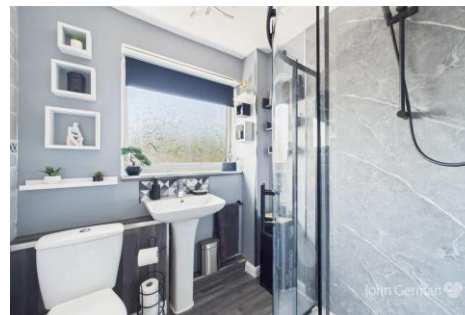
Referral Fees

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.

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



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



