

# Sweetbriar Way

Stafford, ST17 4HS



An attractive detached house providing spacious accommodation, situated in an exceptionally popular area of Wildwood, offering potential for refurbishment.

£285,000



John German

An enclosed porch leads to a reception hall which has stairs rising to the first-floor landing and a cloakroom comprising WC and wash basin. There is a particularly spacious lounge and dining room which has a traditional style fire surround with marble hearth and inset (we cannot confirm that the coal effect gas fire is in safe and working condition) and patio doors opening to a very pleasant conservatory. The kitchen has a range of white units, stainless steel sink and drainer, integrated hob and oven, plus a built-in pantry cupboard.

The first-floor landing has a cupboard housing the gas fired boiler and gives access to three bedrooms. The principal bedroom has the benefit of an ensuite shower and two built in wardrobes. The other two bedrooms also have built in cupboards. The bathroom comprises bath, pedestal wash basin and WC.

Outside, the property stands back from the road behind a Creta print drive which leads to a carport and a garage. The rear garden is paved and designed for ease of maintenance and has raised and established borders with dwarf retaining wall, plus a greenhouse.

Wildwood is an exceptionally popular residential area, convenient and within walking distance of schools for all ages. There is also a local Co-op supermarket. The county town of Stafford has an intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

**Agents notes:** There are cameras recording and a Ring doorbell at the property. We understand the sale is subject to Grant of Probate.

The Land Registry document refers to rights 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).

**Property construction:** Standard

**Parking:** Drive, garage & carport

**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 D

**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/20052025

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.

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 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	<div>John German</div> <div>Approximate total area<sup>(1)</sup> 1157 ft<sup>2</sup> 107.5 m<sup>2</sup></div> <div>Reduced headroom 9 ft<sup>2</sup> 0.8 m<sup>2</sup></div> <div>(1) Excluding balconies and terraces</div> <div>Reduced headroom ..... Below 5 ft/1.5 m</div> <div>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</div> <div>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.</div> <div>GIRAFFE360</div>
 <p>Ground Floor Building 2</p>		









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

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**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.

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