

Brazenhill Lane

Haughton, Stafford, ST18 9HR

John
German





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£310,000

A superbly appointed new detached house that occupies an impressive corner plot with solar panels and air source heating including underfloor heating to the ground floor, a luxurious dining kitchen, spacious paved sun terrace with lawn beyond and parking for two/three cars. It will have the benefit of a Buildzone guarantee.

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Accommodation - An attractive traditional canopy porch with contemporary style front door opens into a delightful reception hall which has stairs with glass balustrade rising to the first floor landing with a useful understairs cupboard beneath. A guest's cloakroom has a WC and rectangular wash basin with integrated cupboard below.

The well proportioned lounge has a wide front facing window. Across the rear of the property is an excellent dining kitchen equipped with a superb range of dark grey units with contrasting work surfaces and a sink and drainer. There is a ceramic hob with glass splash plate and concealed extractor above, split level oven and microwave, dishwasher and fridge freezer. From the dining area, bi-folding doors open to the superb deep paved sun terrace with lawn beyond.

The first floor landing has a glass infilled gallery and leads to two double bedrooms and a study/office. A beautifully appointed bathroom has a shaped bath with screen and shower above with both conventional and waterfall heads, wash basin and WC set into an integrated unit with cupboards, attractive splash panelling to all walls and a chrome vertical towel radiator.

The house stands back from the road beyond its corner plot position with lawned gardens extending to the front and side in addition to raised sleeper borders. Gated access leads to the rear which has a lovely spacious paved terrace with lawn beyond. Further gated access leads to off road parking capable of parking two/three cars.

Haughton is a very popular village with a local shop and also convenient for the county town of Stafford and market town of Newport to the west. Stafford has an intercity railway station offering regular services to London Euston, some of which take approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

Agents notes: Planning permission was granted for a two bedroom detached house Ref: 22/35886/FUL by Stafford Borough Council. There is an electric sub station to the rear of the parking spaces. We currently await council tax banding. The property will have the benefit of a Buildzone Guarantee.

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. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Traditional

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Air source system with additional solar panels (no mains gas)

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Standard, superfast and ultrafast available

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 TBC

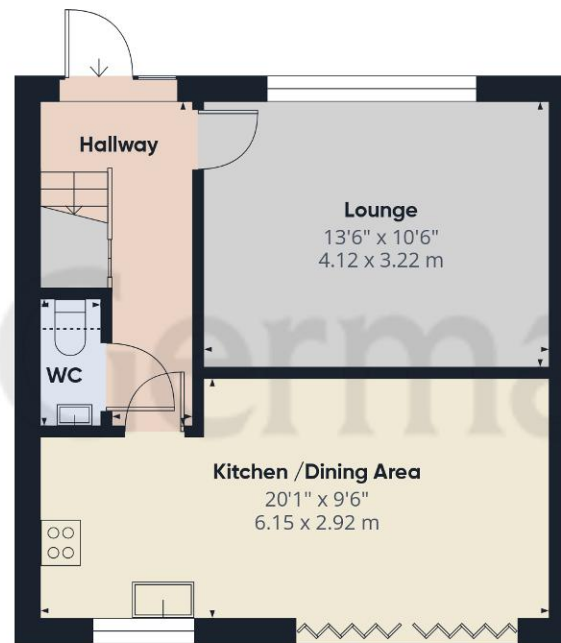
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/17072025

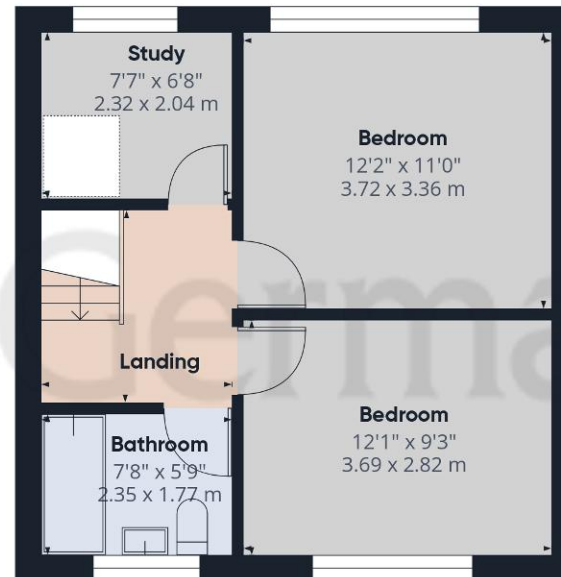
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

794 ft²

73.8 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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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.

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