Elmstone Close Stafford, ST17 OYL





Attractive detached bungalow situated in a particularly popular location.

£325,000





An enclosed porch opens to the reception hall which has a cloakroom off, with a wash basin and WC. There is a particularly well-proportioned lounge having a traditional regency style fireplace with marble hearth and inset. Patio doors open to a conservatory which in turn has double doors out to the sun terrace and garden. The attractive breakfast kitchen is fitted with a range of gloss units with contrasting granite effect worksurfaces and a 1.5 sink and drainer. There is a tiled floor and an opening to the separate utility which has a matching range of units and work surfaces. From here, an internal door opens to a second conservatory, which has outer doors, plus an internal door to the garage.

There are two double bedrooms, both with wardrobes, and a bathroom comprising bath, separate shower, wash basin set into a vanity unit and WC.

Outside, there is a block paved terrace to the front and side drive, capable of parking approximately two cars, and a garage with the benefit of electric roller shutter door. The pleasant rear garden features a lawn, established borders and sun terrace.

Agents notes: The Land Registry refers to rights and covenants and a copy of the document is available upon request.

Note: Please note these particulars have been prepared to the best of our knowledge as we have limited information regarding 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: Drive & garage Electricity supply: Mains Water supply: Mains Sewerage: Mains

(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: Staffords hire County Council / Tax Band E

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

Our Ref: JGA/29072025

Heating: Gas

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 checkand 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.

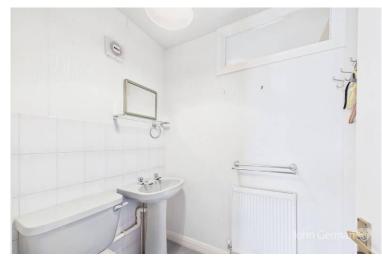




























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Agents' Notes
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surveyor. In making that decision, you should know that we receive up to £90 per referral.