



A fabulous traditional 1930's semi detached house with enormous potential to modernise and extend to create a very stylish family home in a highly desirable residential setting.

£260,000



John German



**Accommodation** - Double PVCu doors give access to an enclosed porch where the original entrance door opens into the reception hall that has stairs off to the first floor and a cloakroom/WC fitted under the stairs.

To the front is a lounge with fireplace, bay window and glazed sliding doors into the dining room at the rear which also has a fireplace and PVCu double glazed doors into a PVCu double glazed conservatory that in turn has double glazed French doors opening out to the garden.

There is a kitchen and separate breakfast room that could be combined, currently having base units and wall cupboards, worktops, sink and mixer tap, tiled splash backs and tiled flooring. There are internal doors into the garage and the rear porch which has double glazed patio doors out to the garden.

The first floor landing has access to the loft via a ladder plus doors to three bedrooms and a bathroom with bath, pedestal wash basin, WC and an airing cupboard.

The property sits nicely set back from the road behind a brick wall surmounted by ornamental railings together with twin gates opening to an extensive block paved driveway with ample parking and turning space which in turn gives access to the garage.

To the rear is an attractive mature enclosed garden with extensive patio areas, lawns and established borders including trees and shrubs.

**Agents notes:** There is spray foam insulation to the loft, purchasers are advised to seek a professional surveyor's opinion prior to making an offer to purchase as this could affect their mortgage.

We are instructed to offer the property for sale by Hand Morgan & Owen Solicitor and one of their partners has Power Of Attorney. Unfortunately there is currently limited information available regarding the property. We can confirm that it is Freehold and a copy of the Land Registry document is available upon request. Probate is required and will be applied for imminently.

**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:** Traditional

**Parking:** Drive and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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/>

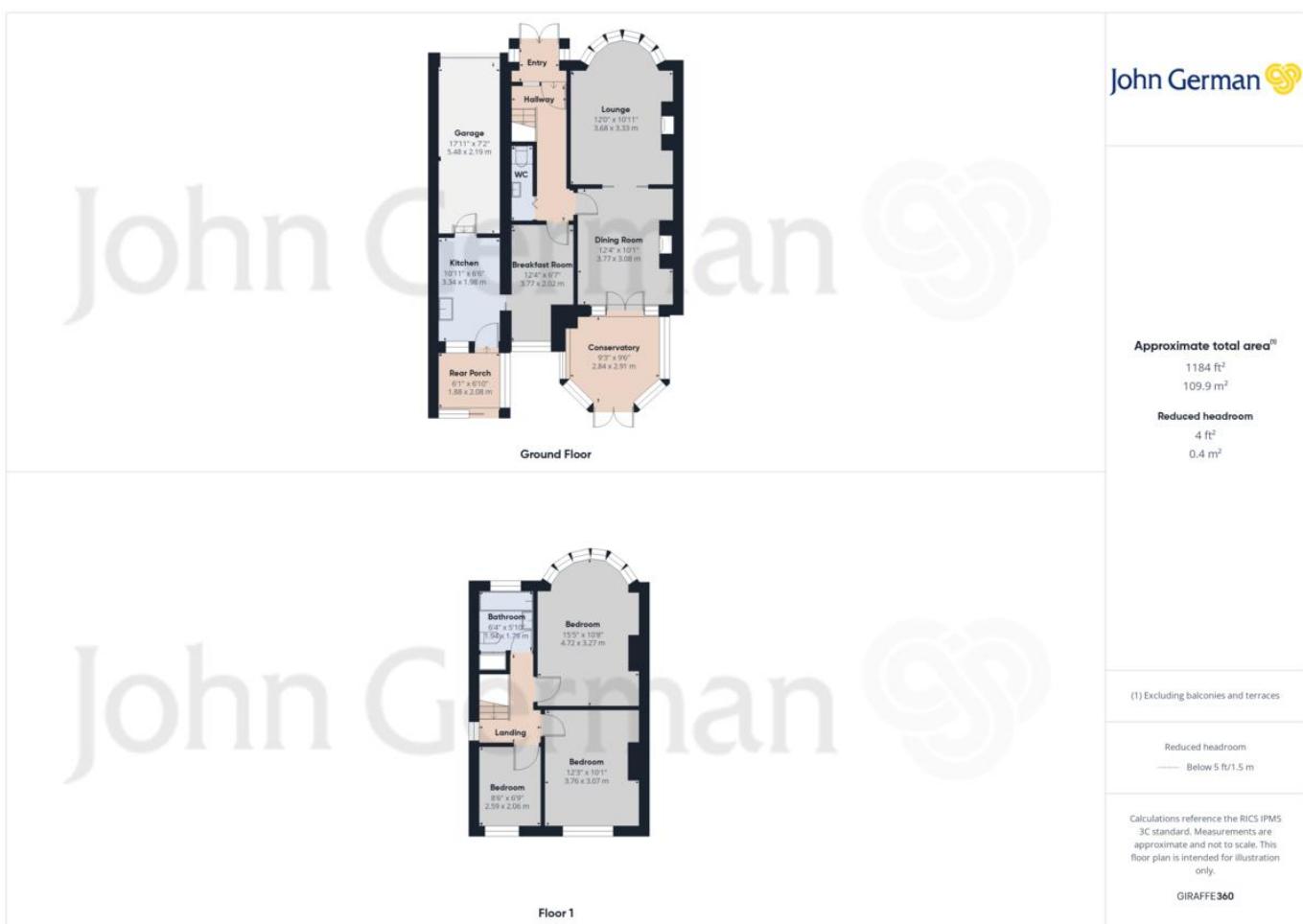
**Local Authority/Tax Band:** Stafford Borough Council / Tax Band C

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

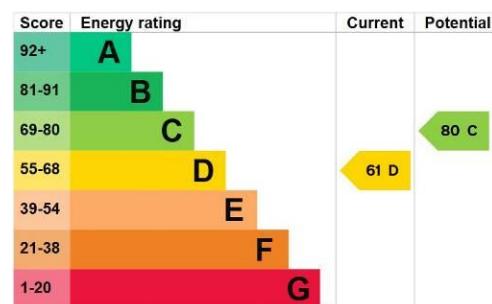
Our Ref: JGA/12082025

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 1<sup>st</sup> 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

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.

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