



An excellent semi-detached family house situated in a popular location, with a private established lawned rear garden.

£180,000



John German

The reception hall has stairs rising to the first-floor landing, a built-in cupboard in addition to an under stairs cupboard.

The lovely lounge has a front facing window, and there is a separate dining room with feature wall covering and door into the kitchen. The attractive kitchen is fitted with a range of white units with contrasting granite effect work surfaces and a stainless-steel sink and drainer. There is further recessed shelving beneath the stairs.

The first-floor landing leads to three bedrooms and has access to the boarded attic space. The second bedroom has a built-in cupboard/wardrobe and the third has a cupboard housing the wall mounted gas boiler. Please note that the wardrobes in the first bedroom are not included in the sale.

The attractive bathroom is fitted with a P shaped bath with shower and screen above, pedestal wash basin, WC, chrome vertical towel radiator and full height wall tiling.

Outside, the property stands back from the road and has a double width drive capable of parking at least two vehicles. There is a wrought iron gate to a very useful cupboard at the side which in turn leads to a brick store.

To the rear of the property there is a sun terrace, and beyond is a lovely private and spacious lawned rear garden with established borders.

The house is situated in a popular residential location, convenient for the county town centre of Stafford. 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. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

Agents notes: The house is of non-traditional construction, and we believe it is Wimpey no fines, however, we currently await further information. The Land Registry document refers to rights, 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: Non-standard – believed to be Wimpey no fines.

Parking: Drive

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/>

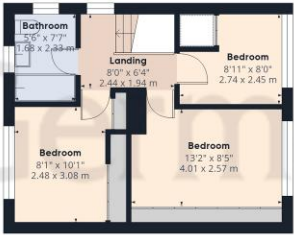
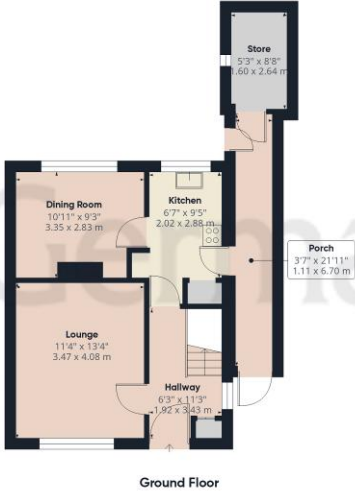
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Stafford Borough Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffordbc.gov.uk
Our Ref: JGA/22082025

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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Approximate total area^m
893 ft²
83.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

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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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