



An excellent opportunity to acquire a delightful bungalow situated in a sought-after location.

£260,000



John German

Accommodation - An entrance lobby leads to a pleasant lounge and dining area with a focal point fireplace (the gas fire is not working).

The kitchen has an attractive range of units with contrasting granite effect work surfaces, a stainless steel one and a half bowl sink and drainer, tiled splash backs and a tiled floor. (The oven does not work).

An inner hall leads to two bedrooms and a shower room having a corner shower, wash basin with cupboard beneath, WC and a attractive tiling.

The bungalow stands back from the road beyond a lawned foregarden and drive giving access to the carport that in turn leads to the single garage. To the other side of the property is a caravan port. The rear garden is partly lawned and paved including a sun terrace.

The bungalow is situated in a popular location within Stafford and is convenient for the town centre and its many amenities including an intercity railway with 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.

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. The land registry refers to rights and covenants, a copy is available upon request.

The oven and gas fire are not in working order.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Standard, Superfast and Ultrafast are 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 C

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

Our Ref: JGA/01092025

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⁽¹⁾
731 ft²
68 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.

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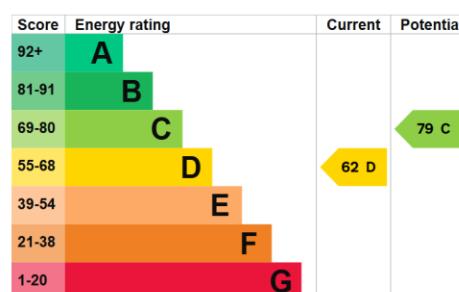
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Agents' Notes

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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.

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