



A truly beautifully presented semidetached bungalow situated in a highly sought-after location.

£285,000





The side entrance door opens into the reception hall having attractive, modern flooring, which extends throughout the property. To the rear of the property, there is a delightful lounge with spotlights to the ceiling and bifolding doors opening to the wonderful terrace and garden.

The beautifully appointed kitchen is fitted with sage coloured shaker style units and contrasting work surfaces, with a sink and drainer and tiled splashbacks. Integrated appliances comprise ceramic hob with oven beneath and stainless-steel extractor canopy above, fridge/freezer and dishwasher. The kitchen is dual aspect and has spotlights to the ceiling, making it light and airy.

The principal bedroom has feature wall covering to one wall and an en suite comprisings hower, wash basin with integrated cupboard, tiled splashbacks, WC and towel radiator.

There is a second bedroom and a lovely family bathroom, having a wash basin with integrated cupboard, bath, WC, tiling to all wet areas, towel radiator and an airing cupboard housing the gas boiler.

Outside, the property occupies a slightly elevated position standing well back from the road beyond a block paved drive capable of parking two cars. The front of the drive is shared by a neighbour.

To the rear of the property, there is an excellent landscaped garden, which has been designed for ease of maintenance, featuring an Indian stone sun terrace with contemporary style rendered retaining wall and steps up to an artificial lawn which has neat, easily maintained raised borders. There is a gated side entrance leading to the front.

The bungalow is situated in an extremely sought-after location which is convenient for the county town centre of Stafford. There are also nearby shopping facilities at both Wildwood and Bodmin Avenue.

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

As previously mentioned, the first part of the drive is shared with the neighbouring bungalow.

**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

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: <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>
Mobile signal/coverage: See Ofcom link <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>
Local Authority/Tax Band: Stafford Borough Council / Tax Band B

Useful Websites: <a href="www.gov.uk/government/organisations/environment-agency">www.gov.uk/government/organisations/environment-agency</a> Our Ref: JGA/22092025

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.

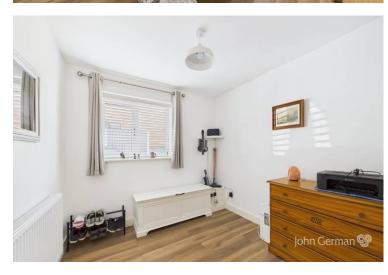
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 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 memora ndum being issued.













## John German 🧐





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.

Mortgage Services - We routindy 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.

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking 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.



**OnTheMarket** 

rightmove 🗅







John German 5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 OTR 01785 236600

stafford@johngerman.co.uk





Ashbourne | Ashby de la Zouch | Barton under Needwood **Burton upon Trent | Derby | East Leake | Lichfield** Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent