



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

£275,000



John German

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 comprising shower, 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: <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 B

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

**Our Ref:** JGA/22092025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

## Agents' Notes

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