

Baswich Lane  
Stafford, ST17 0BY



Enjoying a highly regarded location with access to good local schools and amenities this extended property will make a wonderful family home, offered with no upward chain.

£265,000



John German

This attractive uPVC double glazed and gas centrally heated home is entered via a uPVC double glazed entrance door to the porchway. In turn there is a decorative composite door leading directly into the entrance hall which has stairs ascending off. A glazed door opens to the front facing lounge which has an ornamental fireplace having currently disconnected gas fire, together with cove to ceiling. Glazed doors open from the rear to a dining room which has been extended and in turn has uPVC double glazed French doors opening onto the garden. Adjacent to this is also the extended fitted kitchen with an extensive range of base cupboards, drawers and wall cupboards surmounted by roll edge worksurfaces, having an inset stainless steel sink with mixer tap. There is a slot in Hotpoint cooker with stainless steel splashback and extractor hood over, integrated dishwasher, further appliance spaces and useful pantry cupboard. Off the kitchen is a separate utility room which is fitted with a range of base cupboards and wall units surmounted by worktops with appliance spaces and plumbing for a washing machine. There is a laminate floor and uPVC double glazed door to rear and useful understairs cupboard in addition to an internal door to the garage. Note - the garage has been reduced in size to accommodate the above and is now a useful storage area having twin entrance doors to the front, power and light. Off the hallway is also a fitted cloakroom with low level WC and wash hand basin.

On the first floor there is a landing with loft access having drop down ladder and the loft is boarded with lighting, providing a very useful storage space. There are two attractive double bedrooms and one single bedroom, certain bedroom furniture can be available to the purchasers if desired. The bedrooms are served by a modern fitted bathroom, having bath in tiled surround with shower over and folding screen together with fitted wash hand basin, WC with storage, cupboard housing a Worcester gas fired combination boiler.

The property is set well back from the road with ample front parking space and an ornamental garden. To the rear there is an attractive enclosed garden enjoying a west facing aspect having paved patio areas partly covered with a useful pergola, shaped lawns and ornamental borders together with hedges and shrubs, and a very useful timber garden shed.

**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:** Driveway  
**Electricity supply:** Mains  
**Water supply:** Mains  
**Sewerage:** Mains  
**Heating:** Gas  
(Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:** TBC  
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:** JGA24092025

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 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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