

2 Mill Cottages

Sandon, Stafford, ST18 0DH

John German





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£325,000

A traditional three storey mid terrace property situated in a delightful location adjacent to countryside. In need of modernisation.

No upward chain.



This mid terrace cottage comprises entrance porch with utility/boiler room off housing an oil-fired boiler and a door to the entrance hall with stairs leading off.

The breakfast kitchen features a tiled floor, base and wall units with worktops, stainless steel sink and appliance spaces, and front and rear facing windows.

The sitting room has a fireplace with an open fire, and a window to the rear overlooking countryside.

The first floor landing has stairs to the second floor and gives access to a double bedroom with fitted wardrobes and lovely views, plus a further double bedroom and the bathroom. The second floor landing leads to two bedrooms.

Outside, there is a good sized, attractive enclosed garden laid to lawn, enclosed by hedging and part wall with the canal on the opposite side. There is ample parking space, a substantial brick outbuilding and oil tank. Please note, there is an oil tank for number 2 Mill Cottages and also number 3 Mill Cottages.

The property is situated in a truly delightful Sandon location which is conveniently situated for the county town of Stafford to the west and the market town of Uttoxeter to the east. There are excellent road links in the area including junctions 13 and 14 of the M6 providing direct access into the national motorway network and M6 toll. Stafford has an intercity railway station with regular services to London Euston, some of which take only 1 hour 20 minutes.

Agents notes: There is no mains gas and no mains drainage.

We understand the property is registered with Land Registry under a Title covering several properties (Sandon Estate) and it will need to be separated. The Estate is not selling all of the land and properties in their ownership.

There is a private treatment plant shared with 1,2 and 3 Mill Cottages and it is on land to be retained by The Sandon Estate.

Access is over a shared private drive and there will be shared maintenance costs.

Flood Risk is classified as high from rivers and sea. Please see long-term-flood-risk.service.gov.uk

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional

Parking: Parking space

Electricity supply: Mains

Water supply: Mains

Sewerage: Shared treatment plant

Heating: Oil fired central heating

(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 C

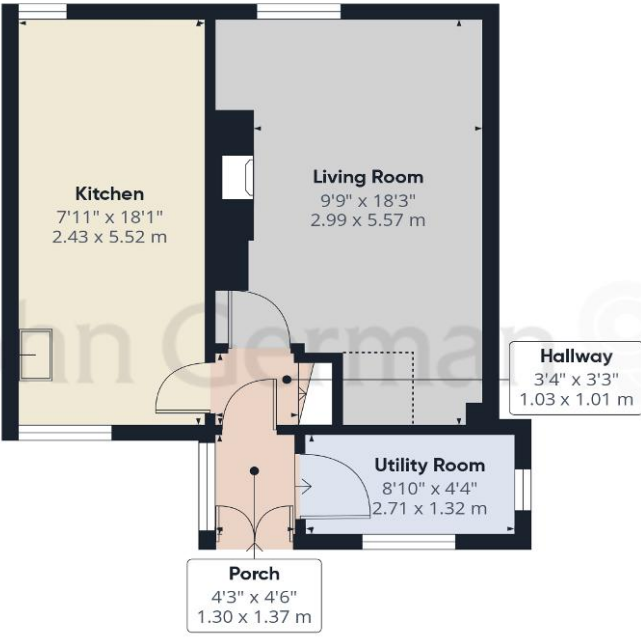
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/30092025

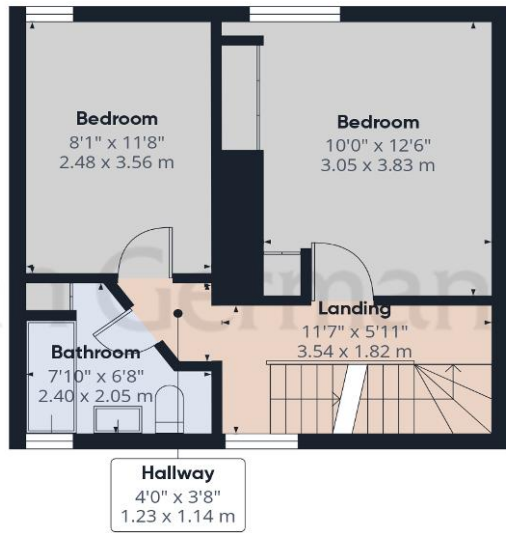
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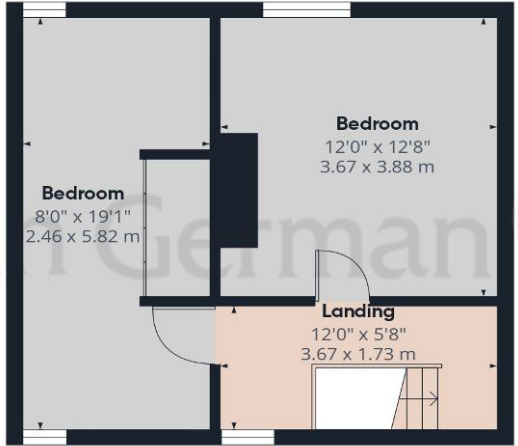




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
1081 ft²
100.4 m²

Reduced headroom
8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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



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.

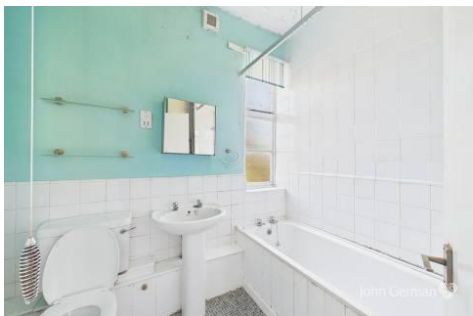
Referral Fees

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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