

Offley Hay

Bishops Offley, Stafford, ST21 6HQ



A wonderful opportunity to acquire a detached country cottage occupying the most delightful plot and position enjoying extensive views.

£300,000



John German 

Accommodation - A porch leads into a lounge that has a half bay window enjoying lovely views of the garden and countryside beyond. A separate dining room also enjoys similar beautiful views. The kitchen has a large pantry off and a lobby gives access to a WC.

On the first floor there are two bedrooms and a spacious bathroom having bath, wash basin and WC.

Outside - The property is in a secluded location and approached via a long gated drive leading to an established and spacious plot that extends to approx. 0.3 of an acre.

The property is offered for sale as part of a deceased estate and there is extremely limited information available. Probate has been granted.

Directions to the drive using what3words: neon.untruth.twitchy and to the house itself: vineyard.alike.confined

From Stafford proceed to Eccleshall and at the crossroads within the centre of the village, turn left to the High Street and follow the road out of Eccleshall and through Pershall. Turn left signposted Copmere. Continue to the crossroads then turn right then almost immediately left and proceed up the lane. Turn left into a private drive and there are two wrought iron gates between two properties - the drive is to Meadowside.

Notes: The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge. We cannot confirm if fires or heating are in working order or safe. The property is part of a deceased estate and our Clients (Solicitors) have very little information concerning the property. **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: Traditional
Parking: Drive
Electricity supply: Yes
Water supply: Yes
Sewerage: We assume private drainage however the location of the tank cesspit is unknown and we are unsure if it is private to this property or shared with another property.
Heating: Electric (can't confirm if working). No mains gas. (Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Unknown if connected. Standard and Superfast available in area. 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 D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/24102025

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 memorandum being issued.







AWAITING EPC MEDIA



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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.

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