

Village Gardens

Stafford, ST17 0LL

John
German



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£495,000

A delightfully situated detached house occupying a very attractive plot, with lovely front and rear gardens and a double width drive giving access to the double garage. Within walking distance of schools for all ages.



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The spacious reception hall has stairs rising to the first-floor landing, a cloaks cupboard, in addition to a cloakroom, having a WC and wash basin with integrated cupboard beneath. There is a delightful dual aspect lounge having lovely views of the front and rear gardens, with patio doors opening to the rear terrace, and a marble fireplace with a gas coal effect fire. The separate dining room also has patio doors opening to the terrace and garden. The attractive kitchen has a range of white units with contrasting granite effect worksurfaces, a stainless-steel sink and drainer and downlighting. Integrated appliances comprise ceramic hob with stainless steel splash plate and extractor above, split level oven and microwave and a dishwasher. The utility room benefits from integrated appliances including a fridge, freezer, washing machine and tumble dryer.

The well proportioned first floor landing has a built-in cupboard and gives access to four bedrooms, two of which have built in wardrobes. The attractively appointed bathroom is Jack and Jill to the landing and principal bedroom. It has a corner shower, separate bath, and wash basin and WC set into a modern unit with cupboard beneath.

Outside, the property occupies a particularly attractive plot, having a front garden with mature borders and hedge, and a double width drive leading to the double garage which houses the gas boiler and has a personal door to the rear. There is a shared initial part of the path to the side, with wrought iron gate giving access to the private grounds of number 11. To the rear is a paved sun terrace with a long and mainly lawned garden having established borders, and a further area of the garden which has additional mature bushes and a tree which has a Tree Preservation Order on it.

The property is situated on one of the most popular and sought after areas of Stafford and is within walking distance of schools for all ages. There are nearby shopping facilities at both Bodmin Avenue and Wildwood. Stafford has the benefit of an intercity railway station with regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes: The Land Registry document refers to covenants and a copy of which is available upon request. As previously mentioned, there is a large tree at the end of the rear garden which has a Tree Preservation Order (TPO). The sale is subject to grant of Probate.

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 & double garage

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 E

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

Our Ref: JGA/18092025

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Ground Floor

Approximate total area⁽¹⁾

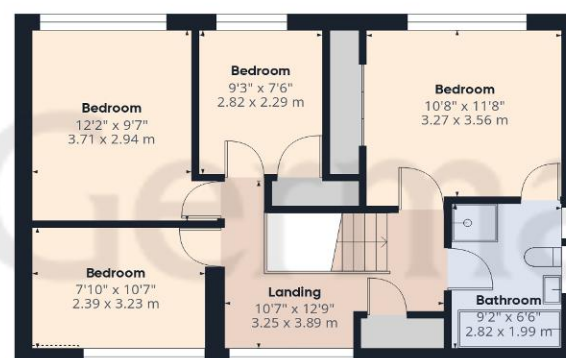
1472 ft²

136.8 m²

Reduced headroom

12 ft²

1.2 m²



Floor 1

(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.

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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.

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.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German

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

01785 236600

stafford@johngerman.co.uk

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