

Baswich Crest

Stafford, ST17 0HJ



A beautifully presented semi detached property, occupying a truly delightful plot with deep paved sun terrace and spacious lawn garden beyond.

Situated in an exceptionally popular area, convenient for schools for all ages and within easy walking distance of the shopping facilities at Bodmin Avenue.

£270,000

John German

An enclosed porch opens in the reception hall which has stairs rising to the first-floor landing and a stone tiled floor. This extends into the superbly presented kitchen, which has an attractive range of units with contrasting granite effect work surfaces and a stainless steel 1.5 sink and drainer, integrated hob with oven beneath, stainless steel splash plate and extractor canopy above. There is a useful side porch.

The extremely stylish, elevated dining area has an under stairs cupboard, feature wall covering to one wall, and a glazed panel with step down to a delightful sitting area, which is light and airy courtesy of a deep wide window, in addition to patio doors opening to the lovely sun terrace.

The first-floor landing gives access to three attractive bedrooms and the splendidly appointed bathroom comprising of a bath, separate shower, pedestal wash basin, WC and attractive floor covering.

The house stands back from the road beyond an attractive modern grey block paved drive which is capable of parking three cars. There is an attractive border and side gated entrance leading to a deep paved sun terrace, with feature panelling and steps down to a lovely and mainly lawned rear garden having established traditional borders, in addition to raised sleepers with coastal style stones.

The property is situated in this exceptionally popular area within easy access to the shops and facilities at Bodmin Avenue and within walking distance of schools for all ages.

Agents notes: The Land Registry document refers to rights and covenants and a copy of which is available upon request.

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/>

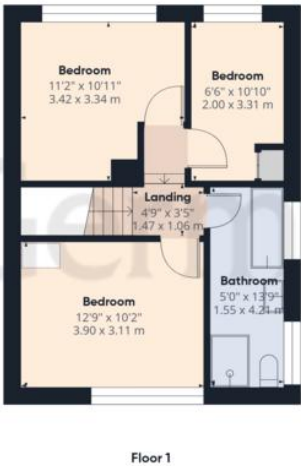
Local Authority/Tax Band: Stafford Borough Council / Tax Band C

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

Our Ref: JGA/29082025

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Approximate total area^m
841 ft²
78 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents' Notes

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