

Rock Crescent

Oulton, Stone, ST15 8UH



Traditional detached double fronted bungalow in need of a comprehensive refurbishment programme, situated in the lovely village of Oulton with no upward chain.

£200,000

John German

Offering a huge amount of potential for extension (subject to obtaining the necessary planning consents) and remodelling, consideration of this double fronted detached bungalow is strongly recommended to appreciate its potential and position.

The lovely village of Oulton has two charming country pubs and first school. It is also only a few miles away from the picturesque market town of Stone where you will find a large range of amenities including public houses and restaurants, supermarkets, independent shops, banks, modern leisure centre and schools.

Accommodation: An obscure double glazed entrance door leads to the central hallway where there is access to the loft and doors to the pleasantly sized accommodation.

To the right of the hall is the lounge which has a fireplace with an open fire and dual aspect windows providing natural light. Behind this is the dining kitchen which has a range of base and eye level units with fitted work surfaces, inset sink unit, space for appliances and a window overlooking the rear garden. A door leads to the side porch where you will find a useful built-in storage cupboard and door to the outside.

There are two good sized bedrooms to the opposite side of the hall, each with built-in wardrobes. Completing the accommodation is the bathroom which has a white three piece suite incorporating a panel cast bath.

Outside to the rear a paved patio leads to the garden which is predominantly laid to lawn with established beds and borders. To the front is a further garden laid to lawn also with established borders. A block paved driveway provides off road parking leading to the detached garage (4.67m x 2.54m) having power and light.

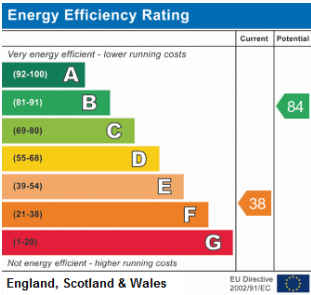
Note: Probate has been granted.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Services: Mains water, drainage and electricity are believed to be connected to the property, there is no gas. Purchasers are advised to satisfy themselves as to their suitability.
Useful Websites: www.environment-agency.co.uk,
<https://www.staffordbc.gov.uk/planning-public-access>
Our Ref: JGA/09062020
Local Authority/Tax Band: Stafford Borough Council / Tax Band C



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

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.



John German
12 Salter Street, Stafford, Staffordshire,
ST16 2JU
01785 236600
stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office
JohnGerman.co.uk Sales and Lettings Agent