Appledore Close

Stafford, ST17 0EW







An attractive and extended semi-detached bungalow that occupies an impressive corner plot having gardens designed for ease of maintenance.

£279,950

John German

Step inside the "L" shaped reception hall that leads to the delightful lounge having a bow window and a fireplace housing an electric fire. From here there is access to a very pleasant conservatory.

The extended dining kitchen has an attractive and extensive range of units with contrasting worksurfaces and a stainless-steel circular sink and drainer. Integrated appliances comprise a hob, oven, microwave and fridge/freezer. The pleasant dining area has a velux roof light.

There are two double bedrooms, one of which has fitted bedroom furniture. These are served by an attractive shower room with shower, WC and wash basin with an integrated cupboard plus contrasting wall and floor tiling.

Outside - There are well stocked gardens that extend to the front and side of the bungalow. To the rear is an enclosed paved terrace style garden with raised borders. There is also parking for three cars and a garage.

The bungalow is situated in a highly desirable location and convenient for local facilities at nearby Bodmin Avenue.

Agents Notes
1) Land Registry refers to rights, covenants and restrictions and a copy of which is available upon request.
2) We understand the kitchen was extended approximately 30 years ago and our clients do not have any associated paperwork.
3) There is a Marley type garage which may contain asbestos.

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: Driveway and garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Standard, Superfast & Ultrafast available
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/06102026

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.




Inside every
old person
is a young
person
wondering
"what the hell
happened?"
John German


John German


John German


John German


John German









Agents' Notes

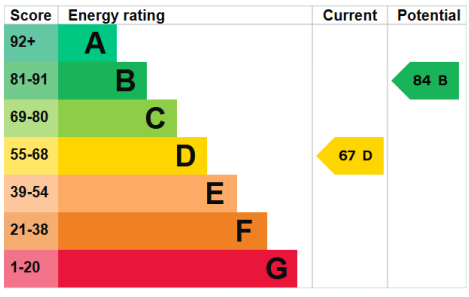
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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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