Heronswood

Stafford, ST17 4QD







An excellent bungalow occupying a particularly appealing plot with a lovely garden and a side drive to a carport and garage. Situated within the ever-popular area of Wildwood.

£295,000

John German

An enclosed porch leads to an "L" shaped reception hall which has two built in cupboard, one of which houses the gas boiler.

The kitchen has a range of units with contrasting worktops and a stainless-steel sink and drainer along with an integrated hob, oven and extractor. There is also a fridge and a freezer.

The delightful lounge has a traditional style fireplace and fire plus a patio door to a spacious conservatory.

There are two double bedrooms, one of which has wardrobes that are served by a shower room with shower, W.C and wash basin.

Outside - There is a very pleasant front garden and a side drive leads to the carport and garage. To the rear is a lovely garden that is mainly laid to lawn and has a beautiful Oak tree. There is also a garden store/ summer house.

Agents Notes
1) The Land Registry refers to covenants, and a copy of the document is available upon request.
2) We understand the Oak tree does have a tree preservation order.

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, carport 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: Not currently connected. 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/08102026

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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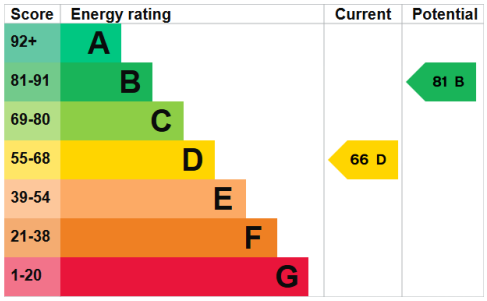

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Agents' Notes

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.

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