

# Croft House, 61 Lichfield Road

Sandon, Stafford, ST18 0DN



An excellent opportunity to acquire a traditional detached house requiring refurbishment and modernisation, situated within this popular location.

£375,000



John German

Accommodation comprises reception hall, off which leads a well-proportioned sitting room with traditional fireplace, having tiled hearth and inset.

Further spacious dining/living room having inglenook fireplace with a log burner (please note we cannot confirm if it is safe and within working condition), painted walls and a walk-in store.

The kitchen has a range of cream coloured units with wood effect worksurfaces and a sink and drainer. Built-in storage cupboard, tiled floor and door to the cellar.

Utility room having a Belfast sink and a bathroom with a bath, wash basin and WC.

First floor landing off which leads four bedrooms and a separate WC which has a wash basin.

Outside, there is a traditional tiled yard with brick store and further old pigsty and store. Established garden to the side with mature trees and two hedges. There is a shared private right of access and parking could be created from part of the garden.

The village of Sandon is surrounded by some beautiful countryside, and this particular property is situated directly off the A51 and is very convenient for commuting to the county town of Stafford to the west, Stoke on Trent and Stone to the north and the cathedral city of Lichfield to the south.

Agents Notes: The property is a registered title however it forms part of a number of properties under SF520957 belonging to The Sandon Estate and so it will need to be separated.

Flood Risk High Surface Water. Rivers Very Low.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Off road parking on part of garden

**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 D

**Useful Websites:**

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA27052025

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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Ground Floor



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Approximate total area<sup>®</sup>  
1538 ft<sup>2</sup>  
142.7 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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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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**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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 Loughborough | Stafford | Uttoxeter

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