

# The Bramblings

Stafford, ST17 4RN



An attractive semi detached property situated in this exceptionally popular location having a pleasant rear garden, good size drive and a garage.

£244,500

NO UPWARD CHAIN

John German

Step inside the reception hall with stairs rising to the first floor landing and access into the delightful lounge which has a front facing bow window and a brick fireplace. An attractive dining kitchen has a range of units complemented by granite effect work surfaces and a stainless steel one and a half bowl sink and drainer. Integrated appliances comprise a stainless steel gas hob, dishwasher, split level oven and microwave. There is also an understairs cupboard and double French style doors from the dining area open to the terrace and garden.

On the first floor there are three bedrooms, bedroom one has the benefit of built in wardrobes and bedroom three has a useful overstairs storage cupboard. The bathroom has an attractive white suite with chrome accessories comprising a corner bath, a separate shower, wash basin and WC set into an integrated unit with cupboard, excellent full height tiling and a chrome vertical radiator.

Outside - The house stands back from the road behind an ornamental chipped foregarden and a long drive leads to the garage. To the rear lies an enclosed garden which has a paved sun terrace, lawn, established borders and a garden shed.

This exceptionally popular location of Wildwood has a a local Co-Op supermarket along with a butchers, bakery and post office at Bridle Road and schools for all ages are within walking distance. Stafford has an intercity railway station offering regular services to London Euston, some of which take only approximately one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 Toll.

**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.

The land registry document refers to rights and covenants, a copy of which is available upon request.  
The vendor has commission a Timber and Damp Survey, but due to copyright law, we cannot disclose the survey. However, there is reference that general maintenance is recommended.  
**Property construction:** Traditional  
**Parking:** Drive & garage  
**Electricity supply:** Mains  
**Water supply:** Mains  
**Sewerage:** Mains  
**Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:** FibreSee 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 B  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/21012026

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 1<sup>st</sup> 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.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | 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.

## 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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