

# Baswich Lane

Baswich, Stafford, ST17 0BH

John German



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PIANO BAR

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Baswich, Stafford, ST17 0BH

£749,500

A beautifully presented and considerably improved and spacious traditional detached house. Occupying an equally impressive plot extending to 0.32 acres with lovely gardens and sun terraces.

Accommodation: Reception hall with stairs rising to the first floor landing and a built-in cloaks cupboard.

Delightful lounge with front facing bay window, tastefully decorated with feature wall covering to one wall and painted panelling either side of a central fireplace which has a cast log burner.

Separate spacious entrance with inner lobby, and off which leads a double bedroom having a built-in cupboard.

Bathroom having a bath with shower and screen above, wash basin, WC, attractive tiling and a recessed mirror.

Utility room having cupboards, work surfaces and space for domestic appliances.

Inner hall off the main reception hall which has a cloakroom off, having wash basin and WC.

Superb semi open plan dining kitchen with glazed section. The kitchen having an excellent range of light sage coloured units with quartz worksurfaces, also incorporating a dining bar. Recessed 1.5 bowl stainless steel sink and an integrated dishwasher. Recess for a range style cooker and American fridge/freezer (please note these are not included in the sale). Downlighting and the glazed section of the room provides a lovely dining area and extends into a further area which is currently being used as a bar, and a wide opening leading to a charming sitting room which has a traditional stone fireplace with log burner and full height and width display shelving either side.

Very pleasant study providing an excellent home office space.

Spacious first floor landing with walk-in built-in cupboard and off which leads three further double bedrooms.

The principal bedroom is ensuite and has a shower, WC and wash basin with integrated cupboard and a chrome vertical radiator. There is also a dressing area directly from the bedroom, the second bedroom also has the benefit of being ensuite and comprises shower, WC, wash basin with integrated cupboard and vertical radiator.

Stunning contemporary bathroom having an oval bath with freestanding mixer tap and shower, separate spacious walk-in shower, circular wash basin and WC both set into a modern unit. Feature vertical panelling to one wall, built-in cupboard and vertical radiator.

The house stands back from the road beyond a generous sized drive which is capable of parking 2/3 cars and the drive extends to the side leading to a triple width, double length garage. The rear garden has a very pleasant sun terrace and lawned area with mature well stocked beds and gate leading to further very spacious area of the garden which also incorporates further sun terrace. Overall, the plot extends to 0.32 acres. There are two brick built garden stores and an outside WC. The property also benefits from an EV charger.

The house is situated in an exceptionally sought after area of Stafford and is convenient for the facilities of both Bodmin Avenue and also Wildwood. The house is within walking distance for reputable schools for all ages, the county town centre of Stafford also has the benefit of a mainline intercity railway station where there are regular services to London Euston, some of which take only approximately one hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes: We understand there will be video recording at the property.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**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:** Standard

**Parking:** Driveway and garages

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre 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 F

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

**Our Ref:** JGA21042026

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.

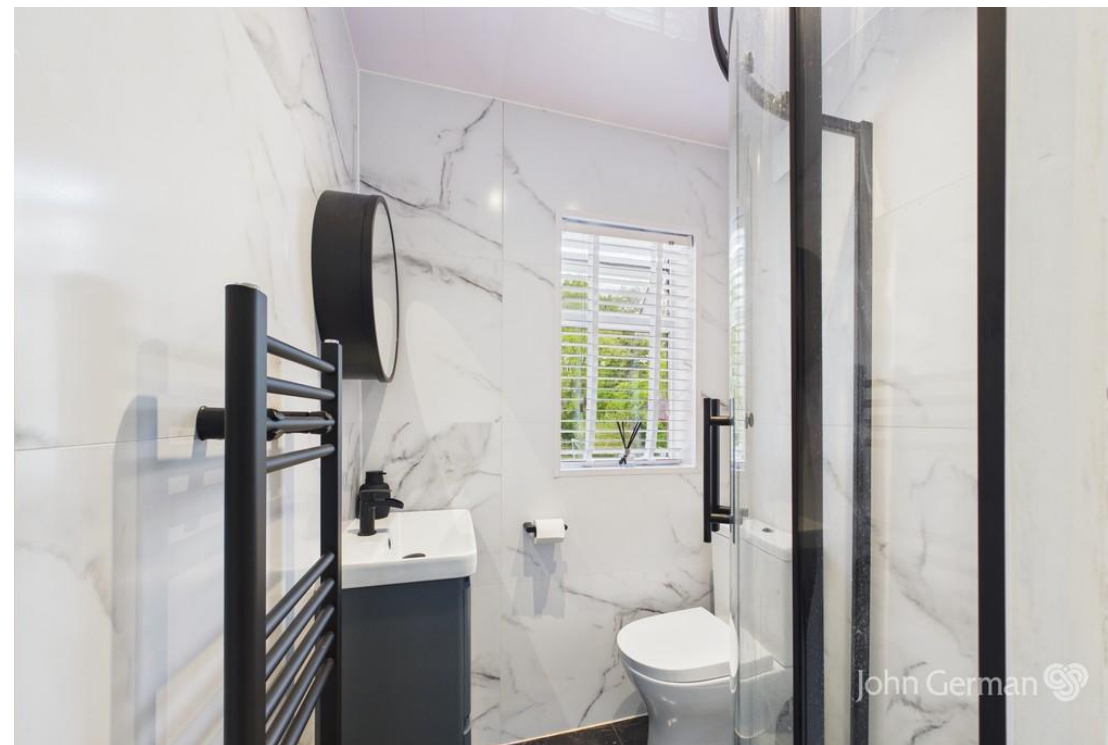




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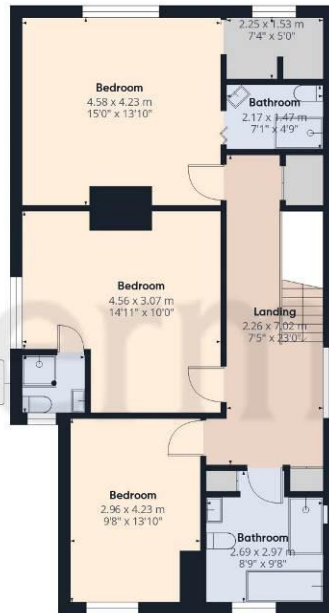








Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

207.8 m<sup>2</sup>

2238 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>

3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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