



John German 



An attractive detached home in a sought-after residential location. Extended to provide good size family accommodation including the benefit of a ground floor fifth bedroom with wet room.

£360,000



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The reception hall has stairs rising to the first floor landing and a cloakroom off having a WC, wash basin, tiled floor and tiled splashbacks.

The well proportioned kitchen is fitted with an attractive range of white units with contrasting grey worksurfaces, and a stainless steel one and half bowl sink and drainer. There is an understairs pantry, plus an additional area of the kitchen suitable for utility white goods.

The delightful lounge has an attractive fireplace with quarry tiled hearth, front facing bow window and wooden floor which extends through double doors into the separate dining and sitting room. This room is very spacious and has double French style doors opening to the garden.

Accessed from the kitchen, the original garage has been partially converted to create a fifth bedroom and wet room, fitted with a shower, wash basin and WC.

The first floor landing leads to four bedrooms and a bathroom comprising bath, pedestal wash basin, WC, tiling to all wet areas, a chrome vertical towel radiator and a cupboard housing the gas boiler.

Outside, the property stands back from the road beyond a double width drive and lawned fore garden, with access to the garage store. To the rear of the property there is an established garden.

The property is situated in a popular location, convenient for junction 13 of the M6 and Stafford, which has an intercity railway station with regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes.

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

The solar panels are owned outright by our client.

**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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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:** Staffordshire County Council / Tax Band D

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

**Our Ref:** JGA11022026

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AWAITING EPC MEDIA



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## Agents' Notes

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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.

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