



An excellent opportunity to acquire a beautifully presented detached bungalow which has a superb modern dining kitchen, three bedrooms, a particularly attractive rear garden and an external garage with utility.

£285,000



John German

Accommodation - Step inside the reception hall with two cupboards and attractive tiled flooring that extends into the excellent dining kitchen which has a superb range of modern high gloss taupe coloured units complemented by wooden worksurfaces. A further range of matching units cleverly incorporates an integrated wooden dining table. There is a stainless steel one and a half sink and drainer, integrated induction hob with extractor canopy above, split level oven and fridge freezer. French style doors open out to the very pleasant rear garden.

The delightful lounge has a wall mounted electric flame effect fire.

There are three attractive bedrooms and a bathroom comprising bath with screen and a shower over which has both conventional and waterfall heads, WC, wash basin, tiled floor, tiling to all wet areas and a chrome towel radiator.

Outside - The bungalow stands back from the road beyond a lawned front garden and side drive that has the benefit of parking for three cars along with an electric car charging point. The garage also incorporates a utility room having cupboards together with space and provision for domestic appliances.

To the rear is a particularly attractive garden which has two paved patio areas and a lawn with an ornamental pond.

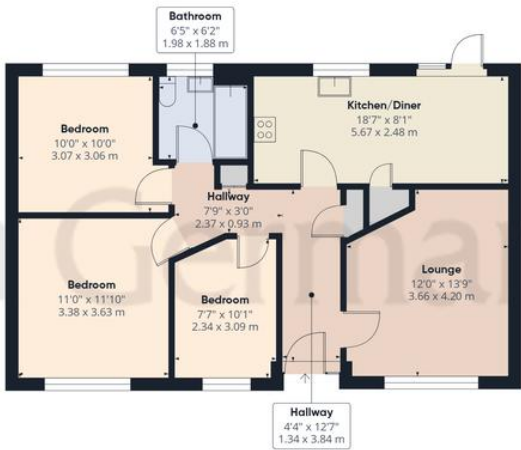
The property is situated in a popular residential location within easy walking distance of local shops and very convenient for junction 14 of the M6 that provides direct access into the national motorway network and M6 toll. The county town of Stafford has an intercity railway station having regular services to London Euston, some of which take only approximately one hour and twenty minutes.

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.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.
Property construction: Traditional
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Cable
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/03032026

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Ground Floor Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
950 ft²
88.3 m²

(1) Excluding balconies and terraces

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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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.

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