



An attractive detached house standing back from the road behind a gated drive. The property provides scope for refurbishment.

£350,000



Accommodation: Impressive reception hall with stairs rising to the first floor landing, cloaks cupboard and also cloakroom with WC and wash basin set into an integrated vanity unit with cupboard beneath. Delightful lounge with fireplace, and glazed double doors opening to the separate dining room which has a front facing window. Breakfast kitchen having a range of high and low level units with contrasting worksurfaces and a stainless steel one and half bowl sink and drainer. Utility with doors to front and side of the property, stainless steel sink and drainer, and space and provision for a washing machine.

First floor landing having storage space into eaves, and off which leads three bedrooms and a bathroom which has bath with shower over, WC and wash basin set into an integrated unit with cupboards beneath, tiled splashbacks and an airing cupboard.

Outside, there is a gated drive and side access to the rear of the property and the pleasant rear garden. There is also a garage.

Haughton is a popular village situated a few miles from the county town of Stafford, which has a wide range of amenities including an intercity railway station where there are regular services operating to London Euston, some of which take only approximately one hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

- Agents notes:
- 1. There is no gas to the property, there is oil fired central heating.
 - 2. The sale is subject to grant of Probate
 - 3. The property is not registered with land registry and therefore there may be a first registration fee.
 - 4. Please note the sale forms part of a deceased estate and therefore there is very limited information available appertaining to the property.

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: Oil

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

Broadband type: TBC

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 E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA11022026

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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TRADING STANDARDS UK

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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 any 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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