The Downs

Stafford, ST17 4NP

John German

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£280,000

An attractive detached house situated in the highly desirable area of Wildwood and within easy access of schools and Co op supermarket.

Reception hall with stairs rising to the first-floor landing. An attractive and well-proportioned lounge with bow window, fireplace set into recess and double doors opening into the very pleasant open plan dining kitchen and conservatory. The kitchen area having a range of units with contrasting work surfaces and integrated hob and split-level oven and grill. There is also a very useful understairs cupboard. The dining area has a wide opening to the conservatory.
First floor landing with modern glass panels and a linen cupboard. There are three bedrooms and two of which have built in wardrobes. The bathroom is well appointed with bath having a screen and shower above, wash basin and WC are set into an integrated unit with cupboard, attractive contrasting tiling and a chrome radiator.

The house is situated off a shared private drive and gives access to the block paved drive belonging to no 10 and there is parking to the front of the house and also to the side drive which also gives access to the garage having a remote roller shutter door.
There is a particularly pleasant rear garden which has been thoughtfully designed and comprises block paved terrace with raised planters to one side and a trellis with opening to a further paved area of the garden which again has raised planters and a greenhouse.

Agents notes:
1) The property is not registered with Land Registry and the buyer's Solicitor may make an additional charge for first registration.
2) The Drive to the properties is shared and private
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: 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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA09092026
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 Building 1

Floor 1 Building 1

Ground Floor Building 2

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Approximate total area(1)

92.9 m²

1000 ft²

(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.

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Agents' Notes

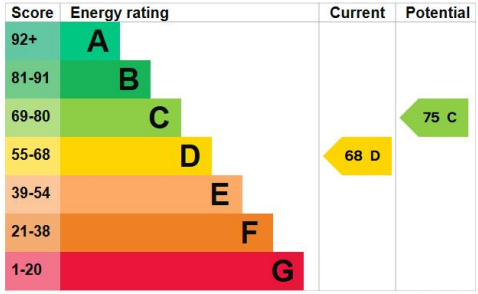
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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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