



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.

Offers over £285,000



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

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.



John German





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

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.

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