Baswich Crest

Stafford, ST17 0HJ

A very pleasant semi detached house situated in this exceptionally popular location having the benefit of front and rear gardens and side drive leading to garage.

NO UPWARD CHAIN

£210,000

John German

Accommodation: Porch opening to reception hall which has stairs rising to the first floor landing. Attractive kitchen which has a range of sage coloured units with contrasting wood effect worksurfaces and a 1.5 bowl stainless steel sink and drainer. Integrated appliances comprise ceramic hob with oven beneath, fridge freezer and washing machine. Very pleasant split level dining area with understairs cupboard and steps down to the delightful sitting area which has French style door and windows opening to the terrace and garden beyond.

First floor landing off which leads three bedrooms, a shower room having shower and a wash basin with integrated cupboard beneath, and there is a separate WC.

The house stands back from the road beyond a front garden and a side drive leading to a garage. To the rear of the property there is a spacious paved sun terrace with steps down to a mature garden with various established bushes and hedges.

The property is situated in a very popular area which has good schools for all ages, local shopping facilities at Bodmin Avenue and Wildwood. The county town of Stafford has an intercity railway station where there are regular services operating to London Euston, some of which take only approximately one hour 20 minutes.

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

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: JGA15062026

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.

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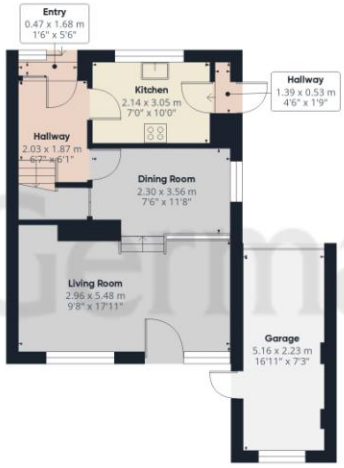

Ground Floor

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Approximate total area(1)

88.2 m²

951 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This

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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.

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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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