

# Conifers

Whitgreave, Stafford, ST18 9SP



A highly individual split level detached house which requires refurbishment and modernisation, occupying a truly delightful and generous plot with established gardens. The house appears to be of part brick and part timber construction with a flat roof.

£350,000

John German 

The detailed accommodation comprises; A ground floor reception hall has a spiral staircase rising to the first floor. A ground floor bedroom has wardrobes and a spacious walk in cupboard.

The first floor landing gives access to a well proportioned lounge which has a fireplace incorporating a cast log burner plus French style doors and side windows opening to the side terrace.

The kitchen has a traditional range of units and a door opening to a spacious conservatory.

The principal bedroom has wardrobes and its own ensuite comprising shower, wash basin and WC.

There is also a second small bedroom/study and a family bathroom having a roll top bath, wash basin and WC.

Outside - The house stands back from the road beyond a slightly elevated plot having a gated drive which gives access to the carport. Steps at the side of the property lead to a mature and good sized rear garden enjoying an abundance of established trees, plants and bushes. There is a shed and an open store.

Whitgreave is a popular village situated only a short distance from the county town of Stafford and very accessible for junction 14 of the M6 which provides direct access into the national motorway network and M6 toll. Stafford has an intercity railway station where there are regular services operating to London Euston, some of which take only approximately one hour and twenty minutes.

**Note:** The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

**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:** From initial inspection, the property appears to be of part brick and part timber construction and there is a flat roof.

**Parking:** Drive and carport

**Electricity supply:** Mains

**Water supply:** Mains

**Heating:** Oil (no mains gas)

**Sewerage:** No mains drainage. We understand there is a private drainage system which is situated on neighbours land. We do not have any further details on this, all interested parties to make their own enquiries. It may be that the system does not comply with the latest environmental agency rules.

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

**Broadband type:** Standard and Superfast available

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/30042026

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 1<sup>st</sup> 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 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.

**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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 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

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