

Baswich Lane

Stafford, ST17 0BY

John German



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£299,950

A truly superbly presented semi detached house that has been extended and greatly improved completed by a lovely rear garden, situated within an extremely sought after area of Stafford.

Accommodation - An enclosed porch gives access to the reception hall which has stairs rising to the first floor landing. The delightful and particularly spacious lounge and dining area has a front facing window, contemporary style vertical strip panelling to one wall, a marble fireplace with a gas coal effect fire along with an understairs cupboard in the dining area.

The modern kitchen has an extensive range of very attractive gloss units with contrasting work surfaces and a one and a half bowl sink and drainer. Integrated appliances comprise a ceramic hob with glass splash plate and extractor above, a split level double oven (top oven also incorporates a microwave) and a dishwasher. Patio doors open to a conservatory which has attractive tiling to all walls.

The utility room has space and provision for domestic appliances, a built in cupboard and access to a shower room with shower and vertical radiator plus a separate WC with wash basin having an integrated cupboard beneath.

Off the first floor landing are three bedrooms, two of which are double sized rooms and both have contemporary feature walls with vertical strip panelling. The superbly appointed shower room has a spacious shower with both conventional and waterfall heads, a modern wash basin and WC set into a contemporary style integrated unit with cupboards. In addition there is a vertical towel radiator, exquisite tiling and a cupboard housing the gas boiler.

Outside - To the front is an attractive drive which provides parking for two cars and gives access to the garage store that has been reduced in size and is suitable for storage or housing a motorcycle etc.

To the side lies a delightful contemporary sun terrace featuring a pergola which has a folding roof.

To the rear is a further equally well presented sun terrace and a lawn beyond surrounded by established display borders alongside a garden shed.

Location - The property is situated in an exceptionally popular location that is within walking distance of schools for all ages. There are local shops nearby and also at Bodmin Avenue. Stafford has an intercity railway station providing regular services to London Euston, some of which take only approximately one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 Toll.

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.

The land registry refers to rights and covenants, a copy is available upon request.

Property construction: Traditional

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband and type: Standard, Superfast & Ultrafast available –

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

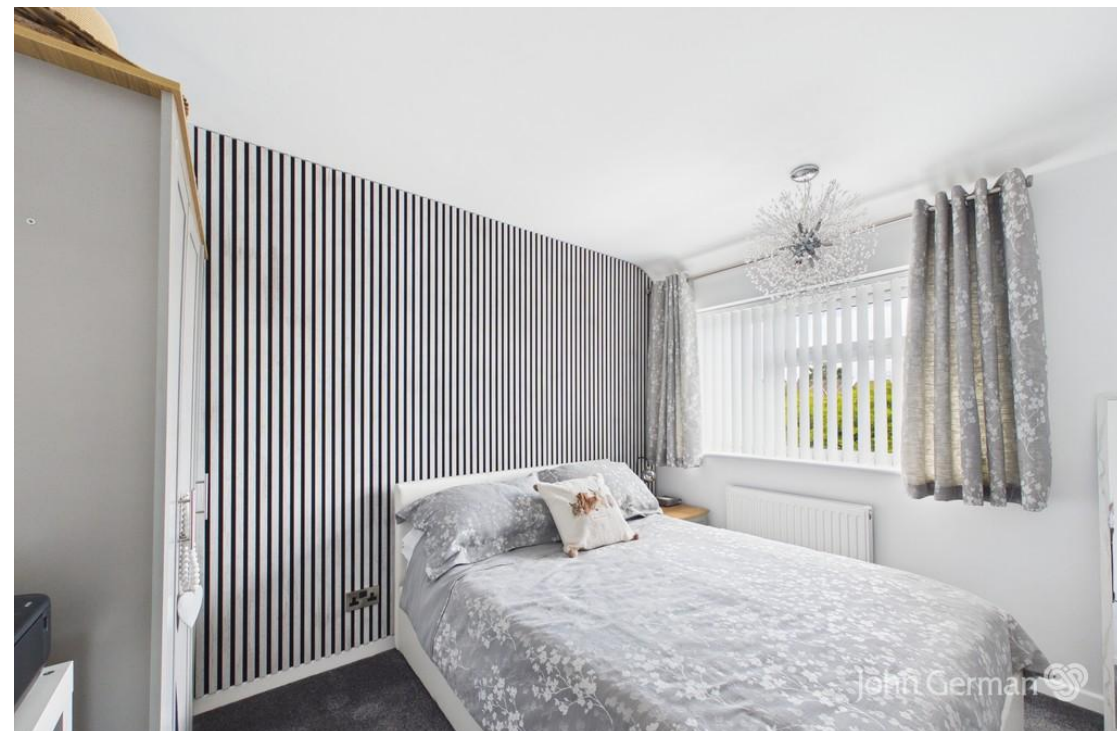
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Stafford Borough Council / Tax Band C

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

Our Ref: JGA/10062026





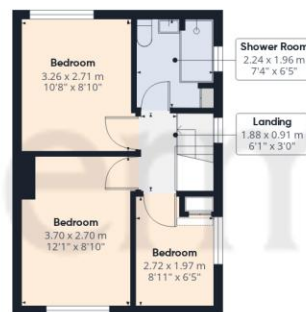


Ground Floor

Approximate total area⁽¹⁾

102.8 m²

1106 ft²



Floor 1

(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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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.

Agents' Notes

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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