



An attractive detached bungalow which is tastefully presented throughout and situated in a sought-after residential location.

£270,000



Accommodation - The reception hall has a built in cupboard and gives access to a well proportioned lounge with a stone fireplace set on a marble hearth. Double French style doors open to a particularly spacious L-shaped conservatory.

The kitchen has an attractive range of gloss units with chrome accessories and granite effect worksurfaces incorporating a sink and drainer. An induction hob has an extractor canopy above along with a split level oven and an integrated fridge.

There are two bedrooms both of which have built in and fitted wardrobes, served by a particularly well appointed bathroom having a white suite comprising wash basin and WC set into an integrated unit with cupboards, bath, separate shower and full height tiling.

Outside - The bungalow has a spacious brick block paved drive to the side and front that provides ample parking for numerous vehicles, giving access to the garage which also has a pedestrian door leading to the rear, also housing the gas boiler.

The block paved rear garden has established borders, a pergola and shed.

The property is situated in a very popular residential location on a development off Weston Road that is convenient for the county town centre of Stafford which has a range of amenities including a mainline intercity railway station, where regular services operate to London Euston, some of which take approximately one hour and twenty minutes.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: There was a breach of covenant regarding the conservatory that has now been resolved. A Deed of Release will be requested upon completion of the sale to cease future risk.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

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

Property construction: Traditional

Parking: Driveway and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Standard, Superfast and Ultrafast are 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/09042026

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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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.

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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