

# The Pippins

Stafford, ST17 9DN



John German 



An attractive detached home in a sought-after residential location. Extended to provide good size family accommodation including the benefit of a ground floor fifth bedroom with wet room.

£360,000



John German 

The reception hall has stairs rising to the first floor landing and a cloakroom off having a WC, wash basin, tiled floor and tiled splashbacks.

The well proportioned kitchen is fitted with an attractive range of white units with contrasting grey worksurfaces, and a stainless steel one and half bowl sink and drainer. There is an understairs pantry, plus an additional area of the kitchen suitable for utility white goods.

The delightful lounge has an attractive fireplace with quarry tiled hearth, front facing bow window and wooden floor which extends through double doors into the separate dining and sitting room. This room is very spacious and has double French style doors opening to the garden.

Accessed from the kitchen, the original garage has been partially converted to create a fifth bedroom and wet room, fitted with a shower, wash basin and WC.

The first floor landing leads to four bedrooms and a bathroom comprising bath, pedestal wash basin, WC, tiling to all wet areas, a chrome vertical towel radiator and a cupboard housing the gas boiler.

Outside, the property stands back from the road beyond a double width drive and lawned fore garden, with access to the garage store. To the rear of the property there is an established garden.

The property is situated in a popular location, convenient for junction 13 of the M6 and Stafford, which has an intercity railway station with regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes.

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

The solar panels are owned outright by our client.

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

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

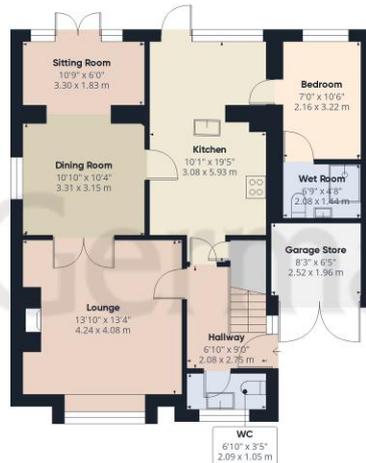
**Local Authority/Tax Band:** Staffordshire County Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA11022026

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.



Ground Floor



Floor 1

John German

Approximate total area<sup>(1)</sup>

1280 ft<sup>2</sup>

119 m<sup>2</sup>

(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.

GIRAFFE360







Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arla  
propertymark  
PROTECTED

 naea  
propertymark  
PROTECTED

 The Property  
Ombudsman

 APPROVED CODE  
TRADING STANDARDS UK

John German  
5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR  
01785 236600  
stafford@johngerman.co.uk

#### 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.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk Sales and Lettings Agent**