

# The Bramblings

Stafford, ST17 4RN



An attractive semi detached property situated in this exceptionally popular location having a pleasant rear garden, good size drive and a garage.

£249,500

NO UPWARD CHAIN

John German 

Step inside the reception hall with stairs rising to the first floor landing and access into the delightful lounge which has a front facing bow window and a brick fireplace. An attractive dining kitchen has a range of units complemented by granite effect work surfaces and a stainless steel one and a half bowl sink and drainer. Integrated appliances comprise a stainless steel gas hob, dishwasher, split level oven and microwave. There is also an understairs cupboard and double French style doors from the dining area open to the terrace and garden.

On the first floor there are three bedrooms, bedroom one has the benefit of built in wardrobes and bedroom three has a useful overstairs storage cupboard. The bathroom has an attractive white suite with chrome accessories comprising a corner bath, a separate shower, wash basin and WC set into an integrated unit with cupboard, excellent full height tiling and a chrome vertical radiator.

Outside - The house stands back from the road behind an ornamental chipped foregarden and a long drive leads to the garage. To the rear lies an enclosed garden which has a paved sun terrace, lawn, established borders and a garden shed.

This exceptionally popular location of Wildwood has a local Co-Op supermarket along with a butchers, bakery and post office at Bridle Road and schools for all ages are within walking distance. Stafford has an intercity railway station offering 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 document refers to rights and covenants, a copy of which is available upon request.

**Property construction:** Traditional

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Fibre

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

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

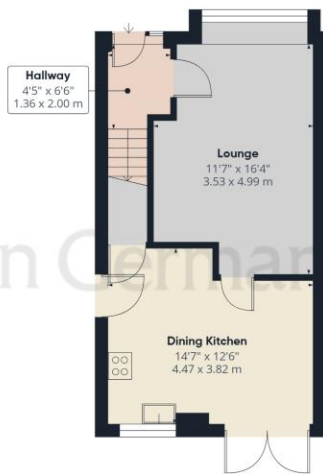
**Local Authority/Tax Band:** Stafford Borough Council / Tax Band B

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

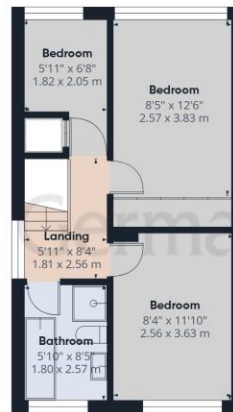
**Our Ref:** JGA/21012026

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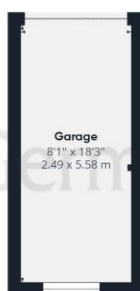
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>  
915 ft<sup>2</sup>  
84.9 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		83 B
69-80	C		
55-68	D	68 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.

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