

Bolsover Drive

Stafford, ST16 1YU

John German



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Offers over £210,000

A beautifully presented modern semi-detached house, situated on this popular residential development having a lovely garden featuring lower and upper-level terraces in addition to a lawn.

Step inside the reception hall with an opening to an attractive kitchen which has an excellent range of light blue units with contrasting work surfaces and a stainless steel 1 ½ bowl sink and drainer, integrated hob, oven and extractor.

There is a Cloakroom with WC and wash basin.

To the rear is a delightful lounge/diner having a built-in cupboard and French style doors opening to the rear terrace and garden.

The first floor landing has a pull down ladder to a boarded loft space with shelving storage. There are two bedrooms, both of which have mirror fronted wardrobes and the principal bedroom also having a built-in cupboard. These are served by the stylish bathroom having a white suite comprising a bath with shower and screen over, pedestal wash basin and W.C. plus attractive tiling.

Outside - Parking spaces for two cars and a gated side entrance to the rear garden which has a lovely sun terrace accessed via the lounge/diner with a lawn beyond. Steps lead to a further lower level terrace which has a garden shed.

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.

There is Greenspace/Management charge which is payable to Trinity Estates and the last payment for year 2026 was £202.00.

The Land Registry refers to rights and covenants, a copy of which is available upon request.

There is an alarm to the property.

Property construction: Traditional

Parking: Off road parking for two cars

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 & 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 B

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

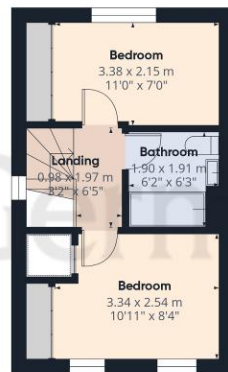
Our Ref: JGA/31072026







Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
49.5 m²
534 ft²

(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

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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

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.

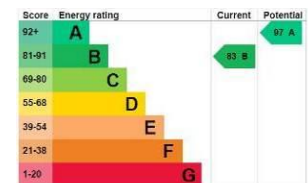
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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