

# Church Lane

Derrington, Stafford, ST18 9LY



John German 

A lovely detached dormer bungalow that occupies a delightful corner plot, providing scope for some modernisation, situated in a popular village.

**£335,000**



John German 

Accommodation - An open porch leads to a reception hall that has stairs rising to the first floor landing. A delightful lounge has a window overlooking the rear garden and a stone fireplace and hearth (we cannot confirm that gas fire is in safe working condition).

The kitchen has a range of high and low level units, tiled splash backs and a stainless steel sink and drainer. A sliding door opens to the dining room. A separate side access lobby has doors to both the front and rear of the property.

There is a ground floor double bedroom with a wardrobe and an attractive shower room has a shower, wash basin with integrated cupboard beneath, WC and a mix of full height tiling and splash plates plus a chrome towel radiator.

Off the first floor landing are two bedrooms, one of which has built in wardrobes.

Outside - The bungalow occupies an attractive corner plot with lovely front garden having established borders and a dwarf height wall. A further garden area lies to the side of the property. The block paved drive gives access to the garage. In addition there is a spacious shed. The lawned rear garden has attractive borders.

Derrington is situated a very short distance from the county town of Stafford which has a wide range of amenities including an intercity railway station. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

**Notes:** The property forms part of a deceased estate and therefore there is very limited information available.

The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

We are unaware if there are any rights, restrictions of covenants.

**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:** Traditional

**Parking:** Drive

**Electricity supply:**

**Water supply:**

**Sewerage:**

**Heating:**

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

**Broadband type:** Unknown

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 D

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

**Our Ref:** JGA/20012026

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 1<sup>st</sup> 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.







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



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