

# Baswich Lane

Stafford, ST17 0DA

John German



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Offers in excess of £590,000

Extended and vastly improved traditional detached family home in a highly sought after location.



This attractive detached family home is situated on one of Stafford's most sought-after roads. This traditional property has been extended and vastly improved since its original construction and now boasts two/three reception rooms, an impressive breakfast kitchen and four double bedrooms, all whilst being situated on a large plot offering ample off-road parking and a garage. This family home has an excellent choice of nearby schools lying in the catchment areas for Leasowes Primary School (awarded 'outstanding' in its latest Ofsted report) and for secondary school, the highly regarded Walton High School. There are nearby shopping facilities at both Baswich and Wildwood and the county town of Stafford has a wider range of amenities including shops, bars, eateries and much more. It also has its own intercity railway station offering regular services to London Euston taking approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network.

An attractive, traditional open bay porch has a front door opening into the welcoming reception hall which has carpeted stairs rising to the first floor. A guest's cloakroom leads off having a low flush WC, wash basin, tiled splashbacks and a tiled floor.

There is a delightful dining room with a front facing bay window and a wide opening to an exceptionally spacious lounge which is dual aspect and has a fire surround with marble hearth and inset housing a coal effect fire. There is also a very pleasant separate sitting room with a gas fire and French style doors opening to a slightly elevated terrace, perfect for entertaining.

The particularly well-proportioned breakfast kitchen has a superb recently fitted range of matching wall and base units with contrasting work surfaces, tiled flooring, spotlights to the ceiling along with various integrated kitchen appliances. A practical side lobby gives practical access into the garage.

Climb the stairs to the first floor landing off which are four double bedrooms. The master bedroom is exceptionally spacious and has the luxury of a walk-in wardrobe and its own en suite bathroom.

Completing the first floor is the family bathroom fitted with a modern white suite comprising bath, separate shower, pedestal wash basin and low flush WC.

Outside - The property stands back from the road beyond a spacious drive providing ample off-road parking and giving access to the garage. There is also a very pleasant and well screened front garden which is mainly laid to lawn with a variety of plants and shrubs.

To the rear of the property a block paved patio provides a lovely seating area along with a lower level mature lawn surrounded by established borders and trees.

**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:** 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:**

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 E

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

**Our Ref:** JGA/09042025

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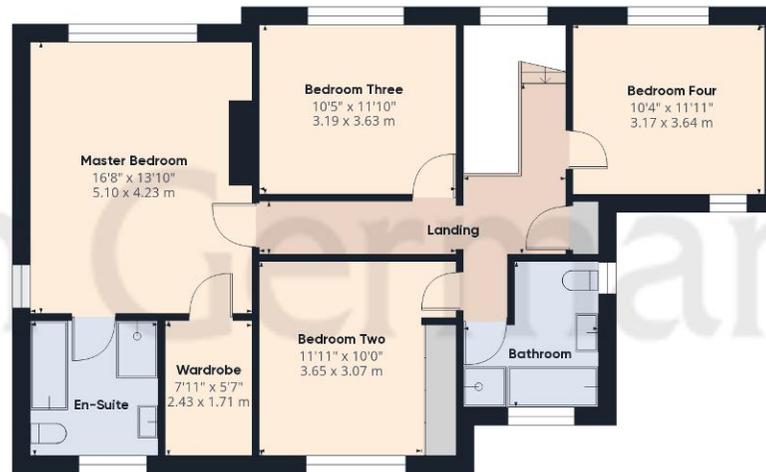


Ground Floor

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

2243.41 ft<sup>2</sup>

208.42 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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#### Agents' Notes

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#### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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