The Green

Weston, Stafford, ST18 0JH







A traditional detached house providing scope for refurbishment and occupying a great position within this highly sought after village.

£450,000

John German

Step inside the reception hall with stairs rising to the first floor. Leading off is a well-proportioned lounge with a stone open fireplace and two windows to "The Green". The separate dining room has a brick open fireplace.

A galley style kitchen has a range of oak faced units, contrasting worksurfaces and a stainless-steel sink and double drainer. (we can not confirm that any appliances within the property are in safe and working condition).

Also off the hall is a garden room with a cloakroom off that has a w.c and wash basin.

The first floor gallery landing has a linen cupboard and doors off to the three bedrooms, two of which have cast and now ornamental fireplaces. These are served by the bathroom which has a bath, w.c and wash basin, and a separate shower room.

Outside
The house stands back from the road beyond a shallow terrace style garden which has a half height wall with wrought iron railings. There is off road parking to the side for approximately three cars. A spacious paved side sun terrace lies next to the old cart shed and there is a slightly elevated lawned garden to the rear.

Weston is a highly sought after village with a picturesque village green. Two welcoming country dining pubs and a primary school. Also very convenient for commuters with Stafford to the west, Stone and The Potteries to the north, Uttoxeter to the east and Lichfield to the south.

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 property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.
Property construction: Traditional
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: 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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/29092026

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.













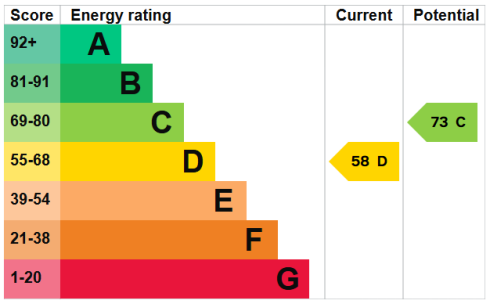












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Agents' Notes

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.

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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.
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