

Conifers

Whitgreave, Stafford, ST18 9SP



A highly individual split level detached house which requires refurbishment and modernisation, occupying a truly delightful and generous plot with established gardens. The house appears to be of part brick and part timber construction with a flat roof.

Offers in excess of £285,000



John German

The detailed accommodation comprises; A ground floor reception hall has a spiral staircase rising to the first floor. A ground floor bedroom has wardrobes and a spacious walk in cupboard.

The first floor landing gives access to a well proportioned lounge which has a fireplace incorporating a cast log burner plus French style doors and side windows opening to the side terrace.

The kitchen has a traditional range of units and a door opening to a spacious conservatory.

The principal bedroom has wardrobes and its own ensuite comprising shower, wash basin and WC.

There is also a second small bedroom/study and a family bathroom having a roll top bath, wash basin and WC.

Outside - The house stands back from the road beyond a slightly elevated plot having a gated drive which gives access to the carport. Steps at the side of the property lead to a mature and good sized rear garden enjoying an abundance of established trees, plants and bushes. There is a shed and an open store.

Whitgreave is a popular village situated only a short distance from the county town of Stafford and very accessible for junction 14 of the M6 which provides direct access into the national motorway network and M6 toll. Stafford has an intercity railway station where there are regular services operating to London Euston, some of which take only approximately one hour and twenty minutes.

Note: 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. Probate has been granted.

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: The property appears to be of part brick and part timber construction and there is a flat roof. We recommend mortgage guidance be sought before proceeding, due to non-standard construction.

Parking: Drive and carport

Electricity supply: Mains

Water supply: Mains

Heating: Oil (no mains gas)

Sewerage: No mains drainage. We believe the run off to the septic tank falls on neighbouring land. This will not be compliant with the latest environmental agency regulations and therefore purchasers will have to install a new compliant private drainage system.

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

Broadband type: Standard and Superfast available

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

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

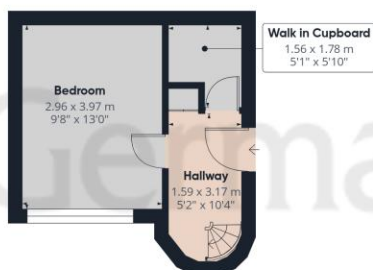
Local Authority/Tax Band: Stafford Borough Council / Tax Band E

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

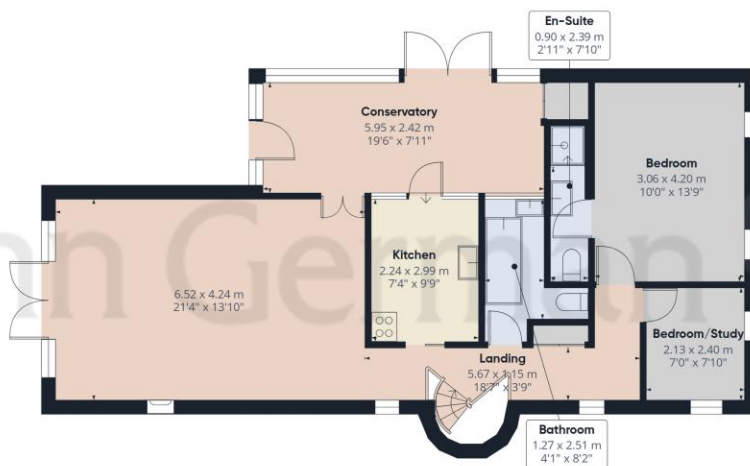
Our Ref: JGA/30042026

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.



Ground Floor



Floor 1

John German Approximate total area⁽¹⁾100.9 m²1086 ft²

Reduced headroom

1,4 m²15 ft²

(1) Excluding balconies and terraces

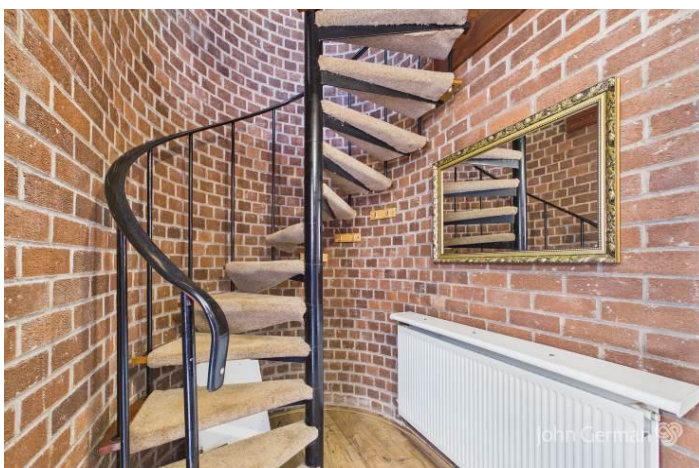
Reduced headroom

..... Below 1.5 m/5 ft

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		
69-80	C		
55-68	D	57 D	72 C
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
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PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

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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.

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