

Bluebell Hollow

Stafford, ST17 0JP

John
German







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£265,000

An impeccably presented modern three storey end townhouse that provides flexible living accommodation with a lovely sun terrace and garden.

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Accommodation - An entrance porch has a store off. Step inside the reception hall that provides a most welcome introduction to this lovely property, having stairs to the first floor landing and a useful storage cupboard. Leading off is bedroom three/study and a cloakroom having a WC and wash basin with integrated cupboard beneath.

On the first floor is a beautifully appointed dining kitchen having an attractive range of light grey units with contrasting driftwood effect worksurfaces incorporating a stainless steel one and a half bowl sink and drainer. An integrated gas hob has a concealed extractor fan above and oven beneath along with tiled splash backs and a pleasant dining area.

Also on this floor is an elegant and well proportioned lounge that has front facing windows along with a superbly appointed bathroom comprising bath with electric shower and screen above, pedestal wash basin, WC, chrome towel radiator and tasteful tiling to all wet areas.

Stairs rise to the second floor landing having an airing cupboard and access to two double bedrooms, one of which has built in wardrobes and has the benefit of its own en suite having a shower, pedestal wash basin, WC and chrome vertical towel radiator.

The property is situated on a sought after cul de sac location and stands back from the road beyond a drive which gives access to the garage adjacent to an attractive fenced front garden. A gated side entrance leads to the delightful rear garden which has a paved sun terrace in addition to a slightly raised deck and mature lawn beyond.

The property is situated in a very popular residential area which is convenient for schools of all ages in addition to local shopping facilities at both Wildwood and Bodmin Avenue. Stafford also has an intercity railway station where regular services operate to London Euston, some of which take approximately one hour and twenty minutes.

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 land registry document refers to rights, restrictions and covenants, a copy of which is available upon request.

There will be recording at the property.

Outline planning permission for 360 residential dwellings was submitted in September 2025 and is currently ongoing, located on land off Milford Road and behind Stockton Lane. The large coppice area directly behind this property is owned and managed by Berkswich Parish Council.

Property construction: Traditional

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

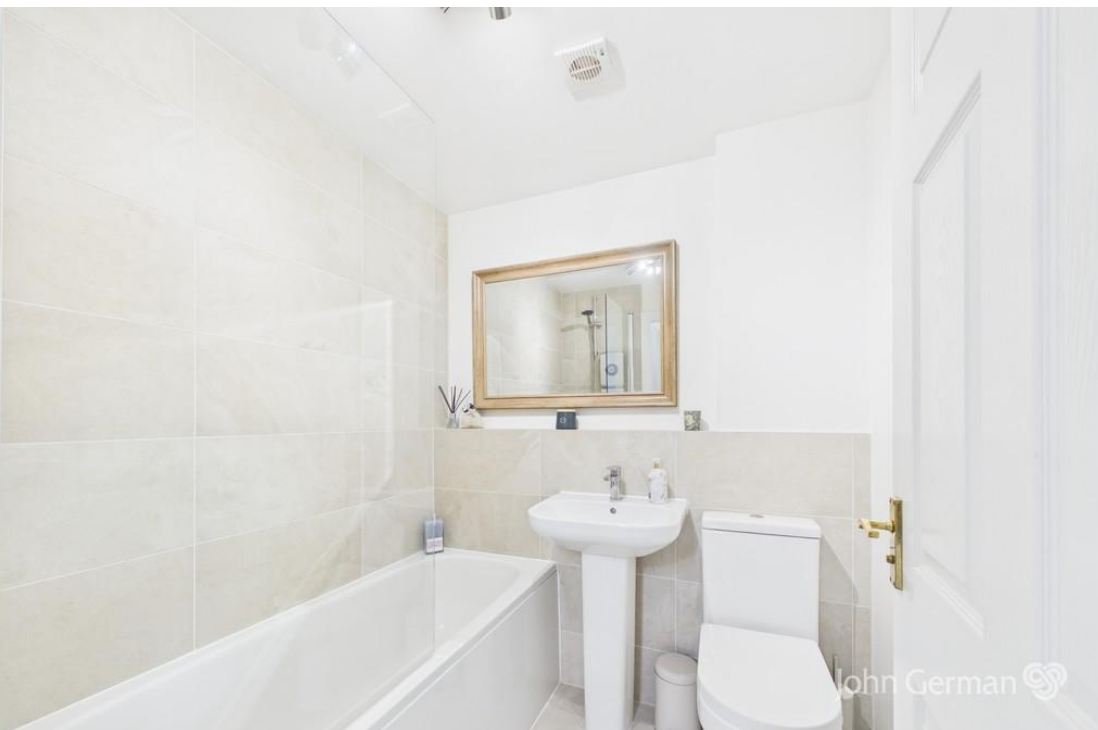
Local Authority/Tax Band: Stafford Borough Council / Tax Band C

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

Our Ref: JGA/06052026

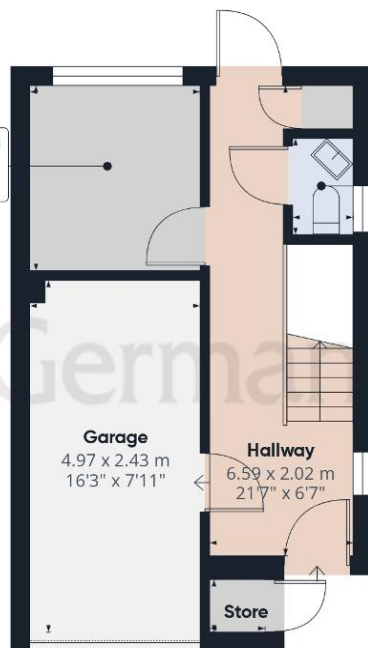
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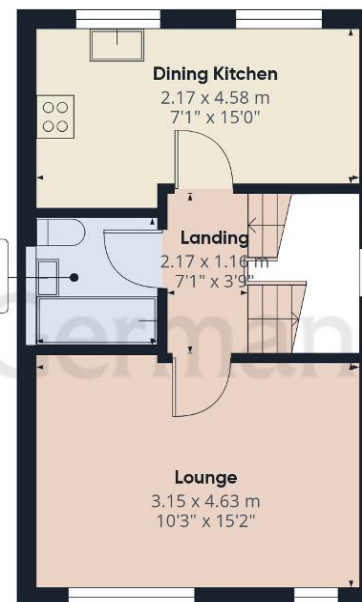
Bedroom/Reception Room
2.56 x 2.35 m
8'4" x 7'8"

WC
1.37 x 0.92 m
4'6" x 3'0"



Ground Floor

Bathroom
1.88 x 1.68 m
6'1" x 5'6"



Floor 1

En-Suite
2.00 x 1.73 m
6'6" x 5'7"



Floor 2



Approximate total area⁽¹⁾

96 m²
1034 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.

GIRAFFE 360



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.

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.

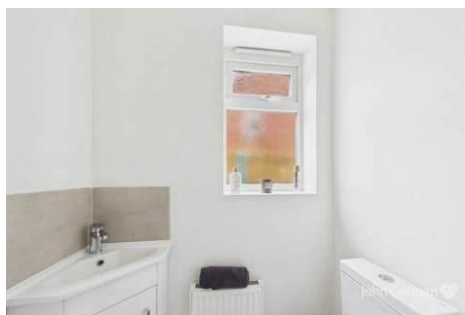
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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