



An excellent detached bungalow situated in this highly desirable Wildwood location. Tastefully presented throughout and occupying a delightful plot with ample parking and a lovely rear garden designed for ease of maintenance.

£260,000
NO CHAIN



John German

Accommodation: Reception hall off which leads a well portioned lounge with front facing bow window and a fireplace with electric coal effect fire.

Kitchen having an attractive range of white units with contrasting granite effect worksurfaces and a stainless steel 1 ½ bowl sink and drainer. Tiling to all splash areas and a cupboard which houses the gas boiler.

Attractive shower room which has a corner shower with electric shower, wash basin and WC. Chrome towel radiator and tiling to all wet areas.

There are two bedrooms, one of which has fitted bedroom furniture and the other having a French style door opening into the spacious conservatory.

Outside: The first part of the drive approach is shared with a neighbour and leads to a private drive which can park approximately 3 cars and gives access to the garage which also has a personal door to the garden.

There is a composite decked area from the conservatory, and beyond which lies an attractive stone and slate terrace style garden which has some established bushes and has been designed for ease of maintenance. There is also a second composite deck.

Agents Notes

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: TBC

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: Staffordshire County Council / Tax Band C

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

Our Ref: JGA26082026

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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TRADING STANDARDS UK

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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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