



An attractive and spacious detached house requiring refurbishment occupying a delightful plot with a drive providing parking for numerous cars and also a detached double garage. First floor views of the canal and direct access onto the toe path and canal at the end of the cul-de-sac.

£380,000

Accommodation: Reception hall with stairs rising to the first floor landing, and off which leads cloakroom having WC, wash basin and tiled splashbacks. Spacious kitchen having a range of high and low level units with contrasting worksurfaces and a stainless steel 1.5 bowl sink and drainer. There is also a useful understairs storage cupboard and opening to a utility area which has further cupboards and space and provision for a washing machine. Study ideal for home working and a lounge with a front facing bay window, traditional fireplace and arch to the dining area which has double French style doors opening to the terrace and garden.

First floor landing having an airing cupboard and off which leads four bedrooms, the principal bedroom has mirror fronted built-in wardrobes and an ensuite comprising shower, pedestal wash basin, WC and tiling. There are three further bedrooms and a family bathroom which comprises corner bath, pedestal wash basin and WC.

Outside, the property stands back from the road beyond a spacious drive which is capable of parking several cars and gives access to the detached double garage. There is an established lawn to the rear of the property with borders, and the garden extends to both sides of the house.

The house enjoys a delightful position on this highly sought after residential development, enjoying views of the canal and direct access from the end of the cul-de-sac to the toe path. Stone is an attractive canal town conveniently situated for commuting, being close to junctions 14 and 15 of the M6 which provide direct access into the national motorway network and M6 toll. The county town of Stafford has an intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes.

Agents notes:

The land registry refers to rights, covenants and easements, this includes a sewer running beneath the rear garden, and a copy of the aforementioned and also the plan of where the sewer runs is available upon 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 & double garage

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: Stafford Borough Council / Tax Band E

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

Our Ref: JGA18052026

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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Agents' Notes

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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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