

Shelmore Close

Stafford, ST16 1SJ



Three bedroom, semi-detached bungalow with spacious kitchen, conservatory, driveway and detached single garage. Modernisation is required. No upwards chain.

£185,000



John German

John German are delighted to offer for sale to the market this three bedroom, semi-detached bungalow, with no upwards chain.

Accommodation

Situated on Shelmores Close in Stafford is this spacious, three bedroom, semi-detached bungalow situated in a popular location, being within easy access to Junction 14 of the M6 motorway, a co-operative store, local takeaways, pubs and much more.

The property lies within the school catchment area of Tillington Manor Primary School and Sir Graham Balfour High School.

The property comprises entrance door into hallway with doors off to the kitchen and lounge. The kitchen is a spacious room with tiled walls and flooring, a door and window to the side aspect and a window to the front. There are a range of matching wall and base units, wall mounted boiler, and an inset stainless-steel sink unit with drainer.

The lounge has a large, uPVC double glazed window to the front aspect, carpeted flooring and a gas fire. Leading from here into the inner hallway, there are doors off to the three bedrooms, shower room and stairs up to the loft space.

The master bedroom is a good sized double bedroom with a rear-facing window and carpeted flooring. Bedroom two is a further

good sized room and benefits from having direct access into the conservatory which has doors leading out to the garden, making this an ideal dining room. Bedroom three is a fair size single bedroom, currently being used as a study and the shower room comprises of a modern suite with double shower cubicle with mains shower, low level WC, wash hand basin and floor-to-ceiling tiles, plus an obscured uPVC double glazed window to the side aspect.

Outside to the front, there is a lawned front garden with a large block-paved driveway providing off-road parking for up to four vehicles, leading to the detached single garage with up and over door. The rear garden has a paved pathway, lawned areas and raised flower beds.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk, <https://www.staffordshire.gov.uk/environment/planning/homepage.aspx>

Our Ref: JGA/06042021

Local Authority/Tax Band: Staffordshire County Council / Tax Band B



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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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.

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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