

Elm Drive

Bradley, Stafford, ST18 9DS

John 
German





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Offers in excess of £350,000

A deceptively spacious dorma bungalow which occupies an exceptionally large plot. Situated in this sought after village location.



Accommodation

Reception hall with stairs rising to the first floor landing and useful under stairs storage.

Dining room / third bedroom is of dual-aspect and the kitchen is extremely attractive and well-appointed with a range of cream coloured units with twin ceramic bowl sink and wooden work surfaces.

Separately, there is a particularly spacious utility room which benefits from a further range of matching units, plus space and provision for domestic appliances. There is a side windows, an oil-fired boiler and a part-glazed outer door.

The bathroom has a white suite comprising bath, pedestal wash basin, low flush WC and tasteful tiling to wet areas.

The lounge is delightful, having a jotul cast log burner upon a tiled hearth. The attractive book shelf provides a cleverly designed partition to this study area, which has a window and a part-glazed door leading to the extensive garden.

There is also a spacious office / gym with built-in cupboards.

On the first floor, there are two bedrooms, one of which enjoys built-in wardrobes and a shower room comprising shower cubicle with electric shower, pedestal wash basin and low flush WC.

Outside, the property stands back from the road within this pleasant cul-de-sac, with a brick block paved driveway leading to a garage and neatly maintained lawned areas. To the rear lies an extensive garden which is predominantly laid to lawn. Please note that the shed and summer house are not included in the sale, however may be available by separate negotiation.

Bradley is a delightful village with a popular, country dining village pub. The village is also very convenient for the county town of Stafford which has a range of amenities including intercity railway station and junctions 13 & 14 of the M6, providing direct access into the national motorway network and M6 toll.

Agents Notes:

There is no gas connected to the property.

We understand that there have been additions and alterations to the property. However, these were prior to our client's purchase and we do not have any relevant documentation.

Whilst there aren't tree preservation orders on this particular land, there are on the neighbouring property; these overhang onto these premises.

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

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

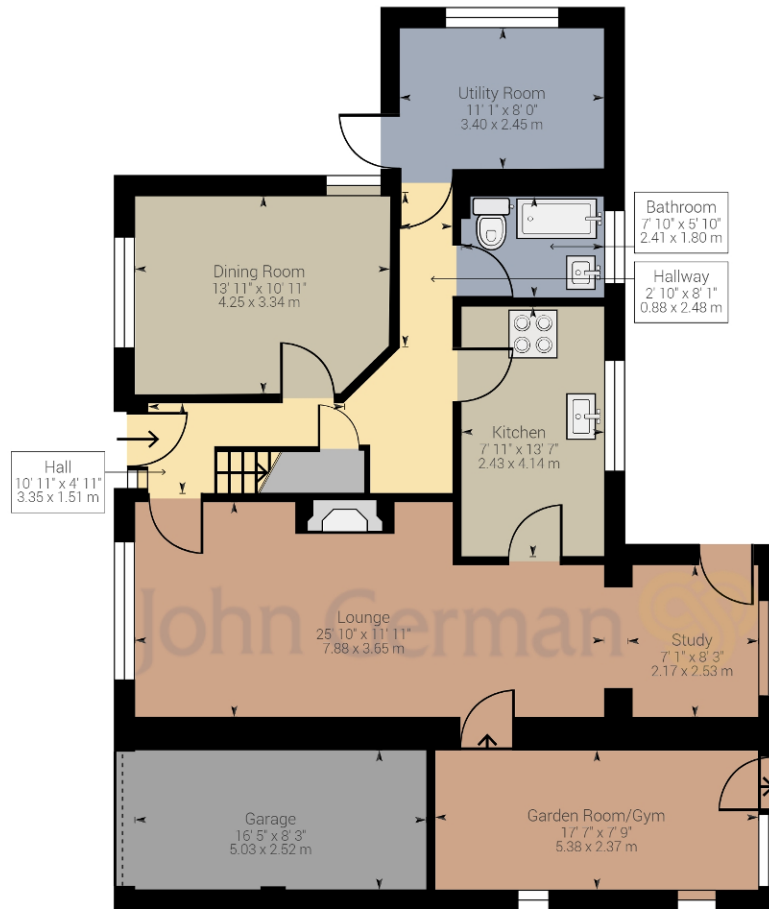
Useful Websites: www.environment-agency.co.uk, <https://www.staffordbc.gov.uk/planning>

Our Ref: JGA/05052021

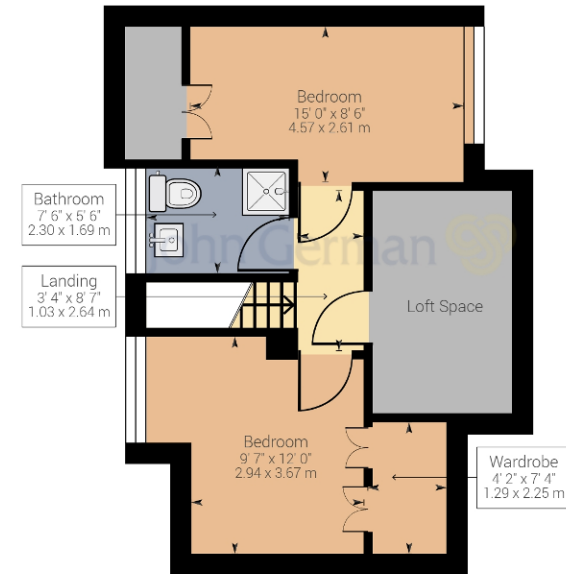
Local Authority/Tax Band: Stafford Borough Council / Tax Band D







Ground Floor



1st Floor

Approximate net internal area: 1499.14 ft² (1637.57 ft²) / 139.27 m² (152.13 m²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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.

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



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