



Perfect renovation project with heaps of potential, set on a great plot with a large attractive garden and plenty of privacy. Vacant with no upward chain.

Offers Over £150,000



John German



Spacious three bedrooomed family home with two separate reception rooms, entrance hall, kitchen and a range of attached outbuildings offering great potential, as well as three generous bedrooms and a first floor shower room.

Entrance to the property is via a spacious entrance hall with stairs rising to the first floor, under stairs storage cupboard, window to the side and doors leading off to the lounge and kitchen.

The lounge has a large bow window overlooking the front elevation and brick-built fireplace with extended plinths on either side with a gas fire.

The kitchen is fitted with a range of matching base and eye level units with roll edge worksurfaces, inset stainless steel sink unit with mixer tap, tiled splashbacks, space for appliances and a large built-in pantry cupboard. Window to the rear and doors to the side passage and to the dining room.

The dining room has a picture window providing a great outlook of the rear garden, together with a brick fireplace with a gas fire.

On the first floor, the bedrooms are arranged around the landing which has a window to the side and access to the roof space.

Bedroom one overlooks the rear garden and is fitted with a range of wardrobes with hanging space and overhead storage.

Bedroom two overlooks the front and has a built-in storage cupboard and double wardrobe.

Bedroom three also overlooks the front elevation and has a built-in single wardrobe.

Also on the first floor is the shower/wet room fitted with a low flush WC, wall mounted wash basin and a shower area with drain, electric shower and shower curtain. Fully tiled with a window to the rear. Formally a bathroom with plenty of space for a bath if required.

Outside, the front of the property is paved and gravelled to provide vehicle hard standing with access to the rear via the side passage having a uPVC entrance door. The passage also provides access to a store cupboard with power connected, an outside WC and a useful workshop with a window to the rear. A second uPVC double glazed entrance door opens out on to the rear garden.

The rear garden is long and private, enclosed by a combination of fencing and mature hedging, separated into three sections – a concrete patio area leading onto geometric flowerbeds with concrete paths. The second section of garden is laid to lawn and features an ornamental pond, leading onto a row of fruit trees, Greenhouse and timber garden shed. At the end of the garden is a secluded area surrounded by trees and mature shrubs.

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.gov.uk/government/organisations/environment-agency /www.eaststaffsbc.gov.uk/planning/applications-and-decisions/applications-and-appeals

Our Ref: JGA/07102022

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A



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Approximate total area⁽¹⁾
1031.75 ft²
95.85 m²

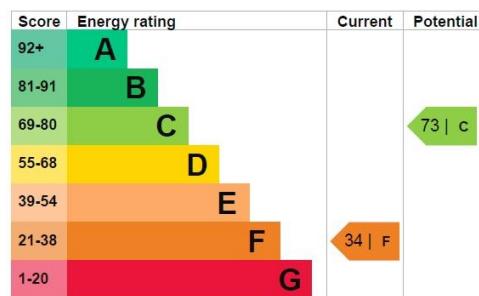


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360












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Agents' Notes

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