

Warehouse Cottages

Wolseley Bridge, Stafford, ST17 0XJ

John
German





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£435,000

A rare opportunity to acquire a charming cottage with garden directly adjoining the Trent and Mersey canal. Local convenience shop and post office are approximately a two-minute walk.



Accommodation

Side entrance hall with part painted panelled walls gives access to the attractive dining kitchen which is fitted with an excellent range of cream painted high and low level units with contrasting work surfaces, plus an inset sink and drainer unit. Completed with a Range Master oven and downlighting.

Tiled flooring extends to the charming sitting room which, again has downlighting, a brick fireplace with cast log burner and feature brickwork to one wall.

A door with stairs leads to the first-floor landing, and double French style doors give access to the conservatory which enjoys lovely views over the garden, canal, and Cannock Chase beyond.

The separate utility room has tiled flooring, a Belfast-style sink, high and low level units with work surfaces, plus white goods comprising fridge, washing machine, and dishwasher. There is a wall mounted gas boiler and an internal door leading to the cloakroom comprising a WC and wash basin.

First floor landing gives access to the loft via a pull-down ladder, and doors off to the three bedrooms – two of which feature cast iron ornamental fireplaces, and the rear bedroom is of dual aspect enjoying lovely views beyond.

Outside, the garden is mainly laid to lawn with established trees and bushes positioned directly adjacent to the picturesque Trent and Mersey Canal.

There is a driveway providing parking for up to two vehicles, in addition to access to the garage which is approximately 5.5m x 3.2m, having an adjacent workshop and store.

Side path leads to a further, very spacious mainly lawned garden having established borders, a Monkey Puzzle tree, and trellis to a productive area of the garden incorporating raised vegetable beds and a greenhouse.

The overall location is quite outstanding being next to the canal, as well as having easy access of the amenities which Little and Great Haywood have to offer, including an excellent farm shop, as well as train services operating from Stafford and Lichfield to destinations such as London Euston taking approximately 1hr 20mins.

The surrounding network of roads in the area allow for easy commuting.

Cannock Chase is a designated area of outstanding natural beauty, being a wonderful place to walk, jog, or cycle.

Agents Notes:

-The property is offered for sale subject to Grant of Probate.

-The property is situated off a shared drive with shared maintenance costs.

-The house and garden are registered under Land Registry Title: SF467242, with the garage/workshop and store, plus further garden area registered under title SF482813 where covenants are contained within. Copies are available upon request.

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

Our Ref: JGA/22112022

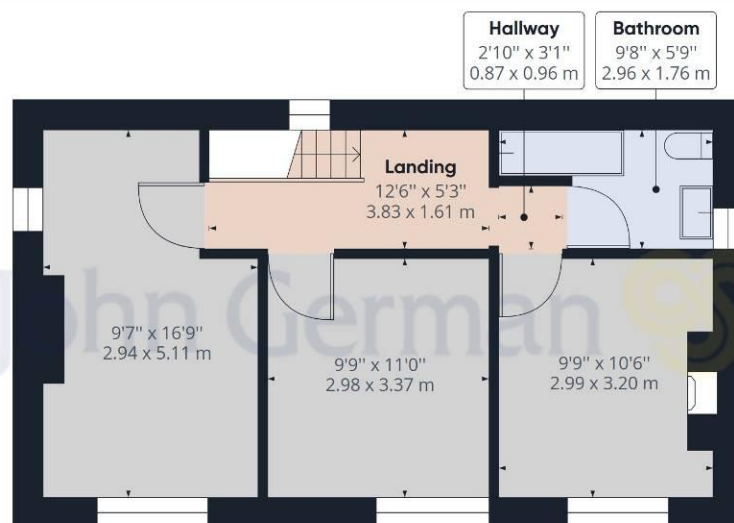
Local Authority/Tax Band: Stafford Borough Council / Tax Band D







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1057.56 ft²

98.25 m²

Reduced headroom

10.56 ft²

0.98 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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