

Wellyards Close

Weston, Stafford, ST18 0JW



A beautifully presented detached house occupying a pleasant cul de sac position within the exceptionally popular village of Weston.

Offers in the region of £315,000

John German 

Step inside the reception hall where stairs rise to the first floor landing. A door leads to the delightful spacious lounge and dining area with front facing bow window and an attractive stone fireplace with a pebble effect fire. Double doors open to the conservatory that is particularly spacious and gives direct access to the terrace and garden.

The superb kitchen has an extensive range of modern high and low level units with contrasting work surfaces and a one and a half bowl sink and drainer. Integrated appliances comprise a five burner gas hob with extractor canopy above, double oven, microwave and dishwasher.

Leading off the kitchen is a useful utility room that has further units and space and provision for domestic appliances. A door leads to a cloakroom fitted with a WC and wash basin with integrated cupboard beneath.

Also leading off the utility is a study with a cloaks cupboard.

The first floor gallery landing leads to three beautifully presented double bedrooms served by a superb bathroom having a shower and drying area with both conventional and waterfall heads alongside a wash basin and WC with integrated cupboard plus a Jacuzzi bath. There is a chrome towel radiator, tiling to all wet areas and ceiling downlighting.

Outside - The house stands back from the road behind a spacious brick block paved drive giving access to the workshop/garage store. A gated side entrance leads to a very attractive paved sun terrace beyond which lies an artificial grass lawn surrounded by established and neatly maintained borders.

Weston is one of the most popular and sought after villages surrounding the county town of Stafford. It has an archetypical type village green and a pretty village country pub in addition to a further pub just off the A51. There are very pleasant walks along the Trent and Mersey canal. Weston is also well placed for commuters with convenient access to Stafford, Uttoxeter to the east, Stoke on Trent to the north and the Cathedral city of Lichfield to the south.

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.staffordbc.gov.uk

Our Ref: JGA23012023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arla
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 tsj
APPROVED CODE
TRADING STANDARDS UK

John German
5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR
01785 236600
stafford@johngerman.co.uk

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent