

Sandringham Road

Baswich, Stafford, ST17 0AA

John German





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£310,000

A fantastic fully refurbished family home situated within a highly sought-after location within Stafford and falls into the Walton High School catchment area.



Offered to the market with no onward chain is this superbly appointed and fully refurbished family home situated within the highly sought-after Baswich area of Stafford. The property is ideally positioned to take full advantage of a range of nearby amenities and facilities including a fantastic selection of pubs and bars along with the nearby Cannock Chase, an area of natural outstanding beauty and an ideal location for those looking to walk, explore and cycle.

The county town of Stafford has a wide range of amenities including supermarkets, shops, bars, restaurants and pubs. Nearby road links include junctions 13 and 14 of the M6 which provide direct access into the national motorway network and for local schooling the property falls into the catchment area for Leasowes Primary School which was awarded outstanding in its latest Ofsted report and for secondary education it's the highly regarded Walton High School.

The property comprises modern composite entrance door with obscured full height glazed windows either side opening into the welcoming hallway with spotlights to the ceiling, vertical wall mounted radiator, carpeted stairs rise to the first floor landing and doors off into the guest cloakroom and large open plan kitchen/dining/living area.

The heart of the home is the impressive modern open plan kitchen/dining/living space, extending to the full width of the home with a bright and spacious living/dining area with two windows to the rear aspect and doors opening out onto the rear garden. The kitchen is fitted with a matching range of wall and base units with fitted worksurfaces over, extending out to form a fantastic breakfast bar area. There is an inset sink with drainer and mixer tap over and there are a range of integrated appliances including double oven/grill, hob with extractor above, washing machine, dishwasher and fridge freezer.

Upstairs there are three bedrooms, two spacious doubles and one smaller single. All serviced by a beautiful family bathroom, finished to a modern and contemporary style with a floating vanity style wash hand basin with mixer tap over, double ended bath with mixer tap attachment and useful recessed shelf, low level WC and a large fully tiled shower cubicle with mains rainfall shower and a recessed shelf.

Outside to the front of the property is a large tarmac driveway providing off road parking for several vehicles with an adjacent lawned garden and access into the garage with an up and over door.

To the rear of the property is a fully enclosed garden with patio seating area and lawned garden.

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

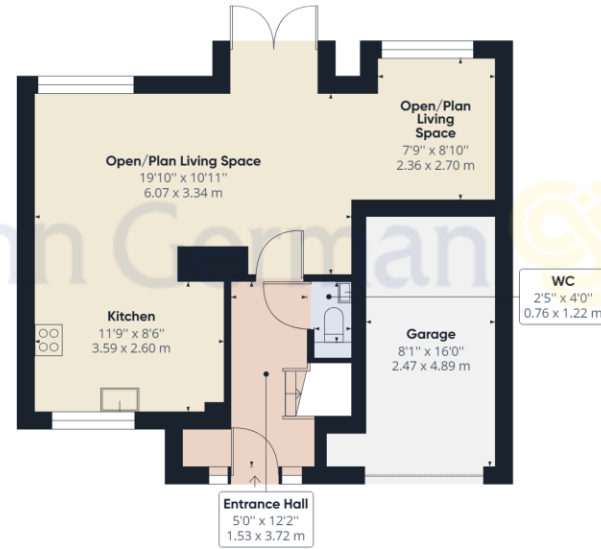
www.staffordbc.gov.uk

Our Ref: JGA/16032023

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







Ground Floor

Approximate total area⁽¹⁾
1007.05 ft²
93.56 m²



Floor 1

(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.

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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		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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