

# Ascot Road

Baswich, Stafford, ST17 0AQ



Offered to the market with no upward chain is this three bedroom family home situated within the highly sought-after Baswich area of Stafford and falls into the Walton High School Catchment Area.

£275,000

John German 

This three bedroom family home sits proudly on Ascot Road and is ideally positioned to take full advantage of a range of nearby amenities and facilities. Nearby Cannock Chase, an area of natural outstanding beauty is 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 in brief comprises of ePVC entrance door opening into the welcoming hallway with wooden effect flooring and carpeted stairs rise to the first floor with a useful under stairs cupboard. On your right is a guest's cloakroom and to your left is extended lounge/diner comprising a good sized front facing living room and an opening to the rear facing dining area.

Completing the ground floor is a recently re-fitted kitchen with a range of base, drawer and wall units complemented by contrasting worktops and tiled splash backs. There is space for appliances and a useful utility area.

Upstairs off the light and airy landing there are three bedrooms, two spacious doubles and one generous single served by the family bathroom fitted with a three piece suite.

Outside to the front of the property is an extensive block-paved driveway providing off road parking for several vehicles with access into the garage with an up and over door.

To the rear of the property is a private fully enclosed garden with patio seating areas and a lawn.

To view this fantastic family home, please contact John German Stafford.

**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.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/20032023

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



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**Approximate total area<sup>(1)</sup>**  
 1181.89 ft<sup>2</sup>  
 109.80 m<sup>2</sup>

(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









Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		



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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

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**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.

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