

Lymers Lane

Fradswell, Stafford, ST18 0EX

John
German





Lymers Lane

Fradswell, Stafford, ST18 0EX

Offers in region of £450,000

A charming semi-detached cottage situated within the desirable village of Fradswell occupying a generous plot with outstanding countryside views.



Situated off Lymers Lane in Fradswell this characterful three bedroom semi-detached cottage occupying a generously sized plot with some outstanding far reaching views over surrounding countryside and the Chartley Estate. The village of Fradswell is about 9 miles from the county town of Stafford and situated approximately 8 miles from the market towns of Stone and Uttoxeter. The nearby Junctions 13 and 14 of the M6 motorway and the A50 make this a highly accessible location for commuters. The county town of Stafford has its own mainline intercity railway station offering regular services to destinations such as London Euston. The village has an active community centred around the village hall and there are a network of footpaths to walk through this beautiful countryside.

Directions –WHAT3WORDS ///forgets.la.uncher.basket

From the A51 at Weston travelling towards Stone, turn right after the traffic lights onto Vicarage Bank then continue through Gayton, turning right at the white railings onto Fradswell lane. Follow the road along until you turn right into Lymers Lane, you will pass a development of barns on your right hand side, however follow the road along and take your 2nd turning on your right up a gravel drive where you will find Bank House Cottage situated at the end of the lane.

The home has recently had some improvements and renovation works carried out by the current owners who have carefully retained much of the charm and character features blended with modern fittings to create a wonderful family home.

The cottage is approached by a private driveway shared with the adjoining neighbouring property that provides access to a private off road parking for this property and a single detached garage.

An entrance conservatory/porch is a welcome introduction to the home with space for seating and views over the garden and surrounding countryside. A door opens into the inviting dining hall with a beautiful original recently restored cast iron stove, carpeted flooring, exposed beams to the ceiling, a window to the front elevation and stairs to the first floor. The generously sized sitting room has an exposed brick fireplace with log burning stove, carpeted flooring, wall light points, and a uPVC double glazed window to the side elevation.

The breakfast kitchen is fitted with an extensive range of base and wall units with contrasting work surfaces, tiled splashbacks, inset sink with drainer and space for several kitchen appliances. Tiled flooring runs underfoot as well as spotlights to the ceiling. There is a small hallway leading off the kitchen to the downstairs shower room with modern tiled walls, a walk-in double shower, wash hand basin, WC and tiled floor. There is also a separate pantry cupboard and a boiler room housing the LPG boiler. Completing the ground floor is a useful boot room where you can access the garden.

Upstairs are three generous double bedrooms all of which enjoy fantastic views over the garden or surrounding countryside. The family bathroom is fitted with a contemporary white suite comprising of low level WC, wash hand basin and bath with mixer tap over.

Externally, the generous sized gardens are mainly laid to lawn and extend to the front and side of the cottage offering some wonderful open views of the surrounding countryside. There is also a detached single garage and garden shed.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: LPG gas. Await information regarding drainage. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

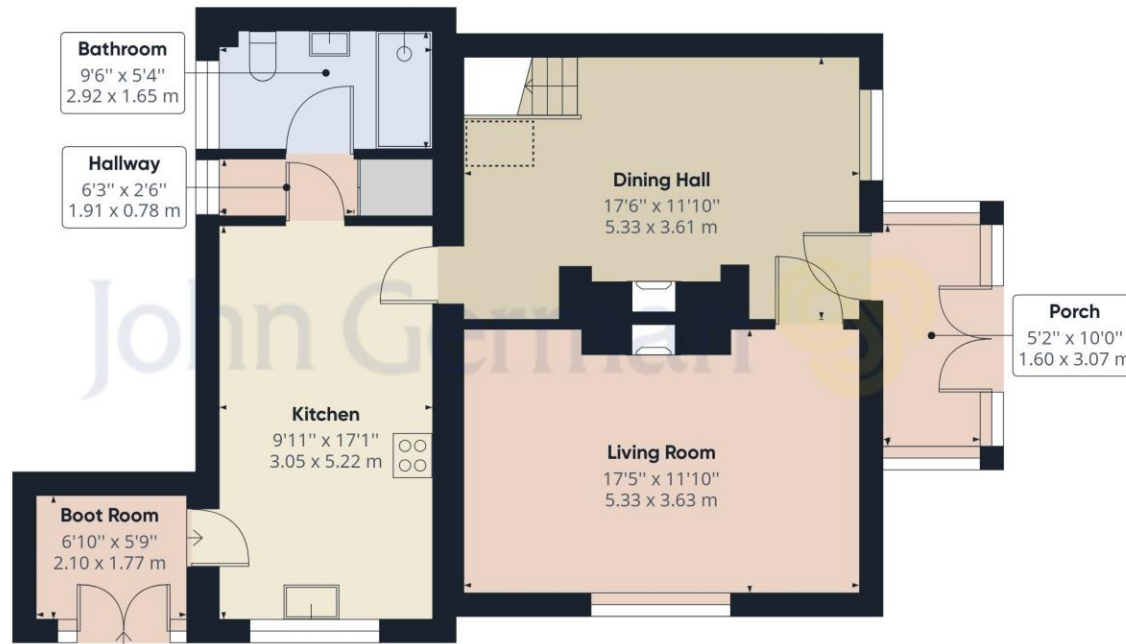
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffordbc.gov.uk

Our Ref: JGA/30032023

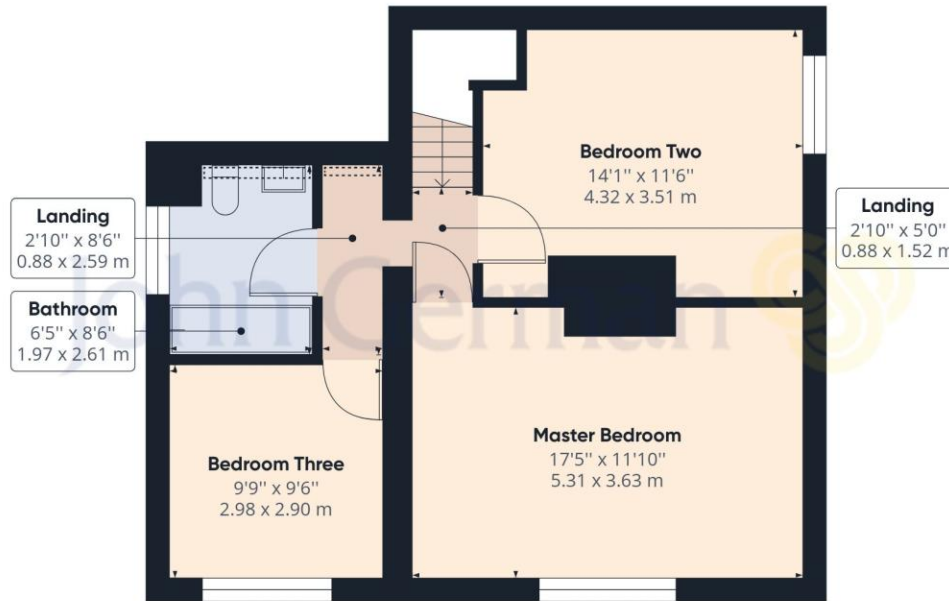
Local Authority/Tax Band: Stafford Borough Council / Tax Band E







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1306.54 ft²
121.38 m²

Reduced headroom

9.97 ft²
0.93 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.

GIRAFFE360



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		
69-80	C		
55-68	D		67 D
39-54	E	44 E	
21-38	F		
1-20	G		



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

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



