

# Greenfield Road

Stafford, ST17 0PU

John   
German





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£395,000

A fantastic corner plotted detached bungalow of generous size and character, offering lots of potential for improvement and no upward chain.



A traditional detached bungalow positioned on the corner of Greenfield Road and Overhill Road with a wraparound lawned garden to three sides and facing south westerly at the rear.

The bungalow is gas centrally heated and uPVC double glazed and the front main entrance leads you into a storm porch and substantially sized reception hall which provides central access to all main rooms within the property and includes access to a cloak storage cupboard, airing cupboard and further small storage cupboard.

Leading off the hall is a spacious sized dual aspect lounge/dining room with an elegant wide bay window, patio doors and a traditional fireplace surround and electric fire.

Also enjoying dual aspect light and views, the fitted kitchen has a comprehensive range of oak panelled front base, wall and drawer units with contrasting worktops and splashback tiling, inset sink unit, eye level electric oven, hob and extractor hood, traditional fireplace surround and electric fire, double doors that lead you into a uPVC double glazed conservatory with tiled floor and further double doors allowing garden access.

Leading off the kitchen is a small lobby that gives access to a pantry and boiler store and in turn leads into a utility area/side entrance lobby with a fitted sink unit and base cupboard, and access to both the garage and rear garden.

There are two excellent sized double bedrooms, both having built in wardrobes and the master room having a feature bay window with garden views.

Both bedrooms are within easy reach of the updated bathroom which is of good size and offers a white and chrome bath, quadrant shower cabinet, low level WC, wash hand basin and bespoke storage cupboards with partial tiling.

Outside, the front has driveway parking for three cars or so and a single garage with roller shutter electric door, side personal door to utility room, electric, light and power. The corner plotted gardens have a stone walled front boundary and are mainly lawned for ease of maintenance, also offering a variety of established shrubs. The rear garden is south westerly facing and offers a further lawned garden with patio area and fenced boundaries.

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

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

**Our Ref:** JGA/26052023

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







**Approximate total area<sup>(1)</sup>**  
1439.90 ft<sup>2</sup>  
133.77 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.



### 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		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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