

# Beechfield Drive

Stafford, ST17 0YH

John   
German









# Beechfield Drive

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£425,000

A truly outstanding extended detached bungalow providing excellent well planned accommodation, located in a highly sought after location enjoying far reaching views beyond the road to the front.





The property is situated in this particularly sought after location, convenient for the Co-Op at Wildwood and the excellent butchers and post office at Bridle Road.

Step inside the reception hall that has a cupboard housing the gas fired boiler and a guest's cloakroom off having a WC and wash basin set into a modern unit, contrasting tiled splash backs and tiled floor.

The delightful and particularly well proportioned lounge has a focal stone fireplace housing an electric fire, and patio doors to the conservatory that has pleasant views and access to the attractive rear garden.

The kitchen has a superb range of gloss units complemented by granite effect work surfaces incorporating a stainless steel sink and drainer. Integrated appliances comprise an AEG induction hob with glass splash plate and extractor canopy above, double oven, fridge/freezer and dishwasher. There is a modern vertical radiator, tiled floor and downlighting.

The separate utility room has a matching range of units and work surfaces also having a stainless steel sink and drainer plus space and provision for a washing machine.

Off the main hall is an inner hall which gives access to three bedrooms. The principal bedroom has a bay window and an excellent range of fitted bedroom furniture. The second bedroom is currently used as a dining room and bedroom three overlooks the front. There is also a separate side facing study.

The beautifully appointed family bathroom has a white suite comprising wash basin with integrated unit, bath, separate shower, WC, downlighting, modern half height tiling, tiled floor and a chrome towel radiator.

Outside - The property occupies a particularly impressive corner plot with a lovely enclosed garden, having been professionally landscaped and designed for ease of maintenance. It has a sun terrace with steps and a dwarf wall to a further circular sun terrace that also gives access to the detached single garage. There is also a side garden.

Agents notes:

The grass area in front of the bungalow does not belong to the property and is council owned. We understand there is an outstanding planning application for a single storey garage on Victoria Way.

**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)

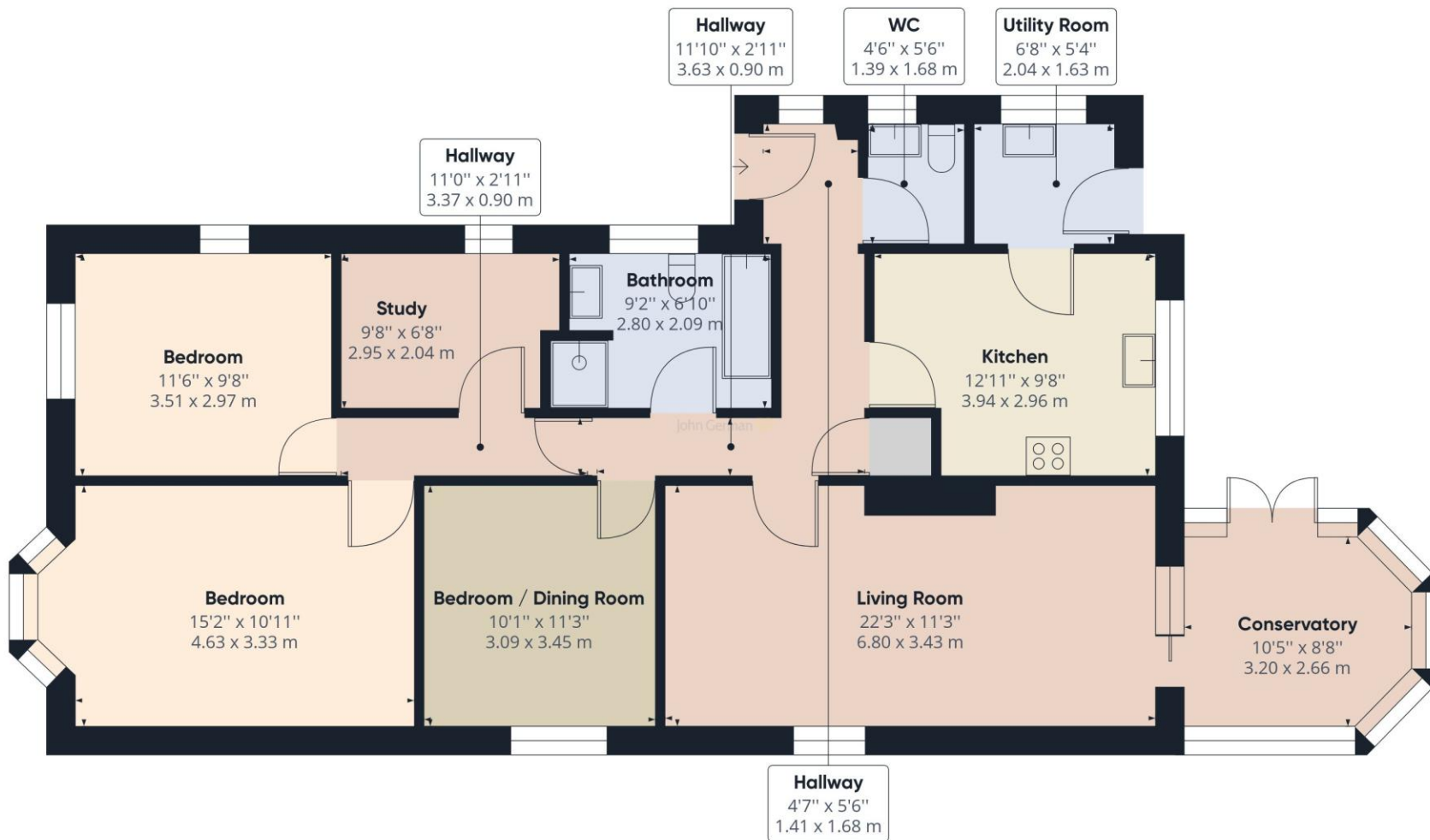
**Our Ref:** JGA/30052023

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









Approximate total area<sup>(1)</sup>

1197.75 ft<sup>2</sup>

111.27 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.

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### Agents' Notes

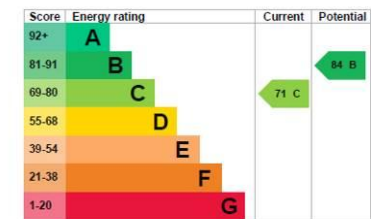
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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