



John German



An attractive & spacious detached family home situated within a popular residential location within Stafford.

£375,000



An exciting opportunity to purchase this split level detached home with three double bedrooms situated within a sought after location within Stafford.

For local schooling this property falls into the catchment area for Leasowes Primary School awarded outstanding in its latest Ofsted report, and for secondary education it's the highly regarded Walton High School.

Stafford town centre is a home to a range of supermarkets, high street shops, bars and restaurants in addition to an intercity railway station offering regular services to London Euston taking approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network.

This significant family home comprises of porch entrance with door opening into the reception hallway, ground floor utility room/ Guest WC, part converted double garage forming a games room/gym.

Stairs rising to 1st floor landing, with doors off to the 3 spacious bedrooms, stairs then rise to the second floor where there is a generously sized lounge/diner with large balcony offering delightful views as well as the fitted kitchen, and the stunning recently re-fitted en-suite shower room.

Stairs then rise to the large living room a great space for entertaining family & friends.

Outside to the front of the property is a tarmac driveway providing off-road parking for several cars, as well as access into the garage, and to the rear of the property is a tiered rear 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

Our Ref: JGA11082023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	36 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
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.
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