

# Bluebell Hollow

Stafford, ST17 0JP



A delightful three storey end town house which has the benefit of four bedrooms. Occupying an impressive plot within this highly desirable development.

£230,000

John German 

The front door opens into the reception hall which has a cloakroom fitted with a WC and wash basin. There is also a useful cupboard with space and provision for a washing machine and dryer, in addition to two bedrooms.

Stairs rise to the first floor landing which leads a delightful lounge with two front facing windows, and a splendid dining kitchen having a comprehensive range of high and low level units with contrasting wood effect work surfaces, integrated hob, oven and fridge, tiled splashbacks and tiled floor. The dining area has a window which enjoys pleasant views to the rear aspect. Also on this floor is the family bathroom with a suite comprising bath, wash hand basin and WC.

On the second floor there is a landing with airing cupboard and off which leads two bedrooms. The principal bedroom has double built in wardrobes and an en suite comprising shower, wash hand basin, WC, tiling to wet areas and a tiled floor.

Outside, the property stands back from the road beyond a drive, alongside an attractive side lawned area to the front. A gate leads to a useful further side area with shed, leading to a terrace. There are steps and a brick retaining wall up to a lawn garden and further steps and retaining wall to the top tier of the garden.

The property is situated in a very sought after area and within easy access for schools of all ages, Stafford town centre and an intercity railway station where there are regular services operating to London Euston, some of which only take approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

There are rights and covenants appertaining to the house and the development in general. A copy of the Land Registry document is available upon request.

**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/20092023

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### 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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