

Green Road
Weston, Stafford, ST18 0JB



An attractive detached family home situated within the desirable Staffordshire village of Weston.

£350,000



John German 

The village of Weston appeals to all age groups with its convenient position for commuting and modern day life. The nearby county town of Stafford has a mainline intercity railway station offering regular services to London, taking only approximately 1 hour 20 minutes, making this an ideal location for commuters working in the capital. Further to this, Stafford is home to junctions 13 and 14 of the M6 motorway, providing easy access onto the national motorway network and nearby roads including the A51 and A518 lead to the nearby towns of Uttoxeter and Stone. For families, this property in Weston offers nearby country walks along the canal and for schooling, the catchment area is St. Andrews' C of E Primary School, situated within the village of Weston and for secondary School, it is the Weston Road Academy in the nearby county town of Stafford. Weston is one of the most popular and sought after villages surrounding the county town of Stafford. It has an archetypical type village green and a pretty village country pub in addition to a further pub just off the A51.

Internally the property comprises a welcoming entrance hallway with laminate flooring, radiator and carpeted stairs rising to the first floor landing.

There is a door off leading into the living room with modern grey laminate flooring, window to the front aspect, both ceiling and wall light points and an opening leading through to the dining room.

The dining room has laminate wooden effect flooring, ceiling light point and uPVC double glazed sliding patio doors leading out to the rear garden.

The L-shaped breakfast kitchen is fitted with a range of matching wall and base units with contrasting black laminate worksurfaces over, an inset stainless steel sink unit with drainer and mixer tap, tiled splashbacks and integrated appliances including electric oven, hob and extractor hood.

There is a separate utility room and guest cloakroom.

Upstairs on the first floor landing there is a ceiling light point, access to the loft space and doors off into the four well proportioned bedrooms and family bathroom.

The master bedroom has a range of fitted furniture providing excellent storage space along with a fitted dressing table and its own en-suite shower room.

There are a further two generous double bedrooms and one smaller single, ideal as a nursery or home office.

The family bathroom comprises low level WC, wash hand basin, bath with mixer tap/hose attachment, ceiling light point, shaver point, radiator and window to the rear aspect.

Outside to the front, the property is set back from the road behind a block paved frontage providing off-road parking for several vehicles which also provides access to the integral single garage with up and over door.

A side gate leads to the enclosed rear garden which is mainly laid to lawn with patio seating area, shed and well stocked borders containing a variety of plants and shrubs.

Please note the property's driveway is accessed via a shared driveway.

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
www.staffordbc.gov.uk

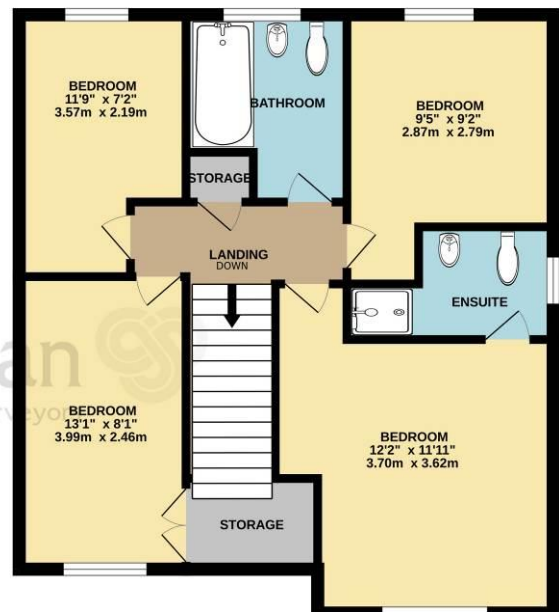
Our Ref: JGA/12102023

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

GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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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