

# Prestwood Court

Stafford, ST17 4DY

John German





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£150,000

## An immaculately presented semi detached bungalow for the over 55's with a lovely garden and driveway.

Approached from Wolverhampton Road and Meyrick Road, Prestwood Court is a small development of just eight bungalows and number 1 has the largest plot and driveway, occupying arguably the best position and offers potential for extension, subject to planning permission.

With the benefit of electric night storage heating and a most comfortable and easily managed interior, the accommodation offers a good sized centrally positioned entrance/reception hall which all rooms are accessed from. Within the hall there is also a cloaks/storage cupboard and an airing cupboard.

Enjoying views of and direct access into, the spacious lounge/dining room overlooks the private rear garden and has patio doors and fitted blinds, and a feature traditional style fireplace with electric fire.

The front facing oak fitted kitchen has a range of panel fronted base and wall units, contrasting worktops and splashback tiling, stainless steel sink, electric cooker, extractor hood, fridge and freezer, all to be included in the sale price.

The well proportioned double bedroom also enjoys a pleasant front facing aspect and has a built in triple mirror fronted wardrobe.

Last but not least, there is a white and chrome fitted shower room with full height tiling and a suite comprising corner shower cabinet, low level WC and wash hand basin.

Outside, driveway parking to the front and side of the property together with a paved front garden, side lawn and borders, gated side entrance that leads to the privately enclosed rear garden with easily managed paved areas, fenced boundaries, shrubbery borders and two timber garden sheds.

Agents notes: Prestwood Court is a private drive and whilst no service charge is collected, there will be a legal obligation to pay one eighth of the cost of any required maintenance or resurfacing of the private driveway.

This is a probate sale and probate has not yet been granted.

Buyers of Prestwood Court have to be a minimum age of 55 or have to be retired early due to infirmity or incapacity.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** No mains gas. Electric night storage. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

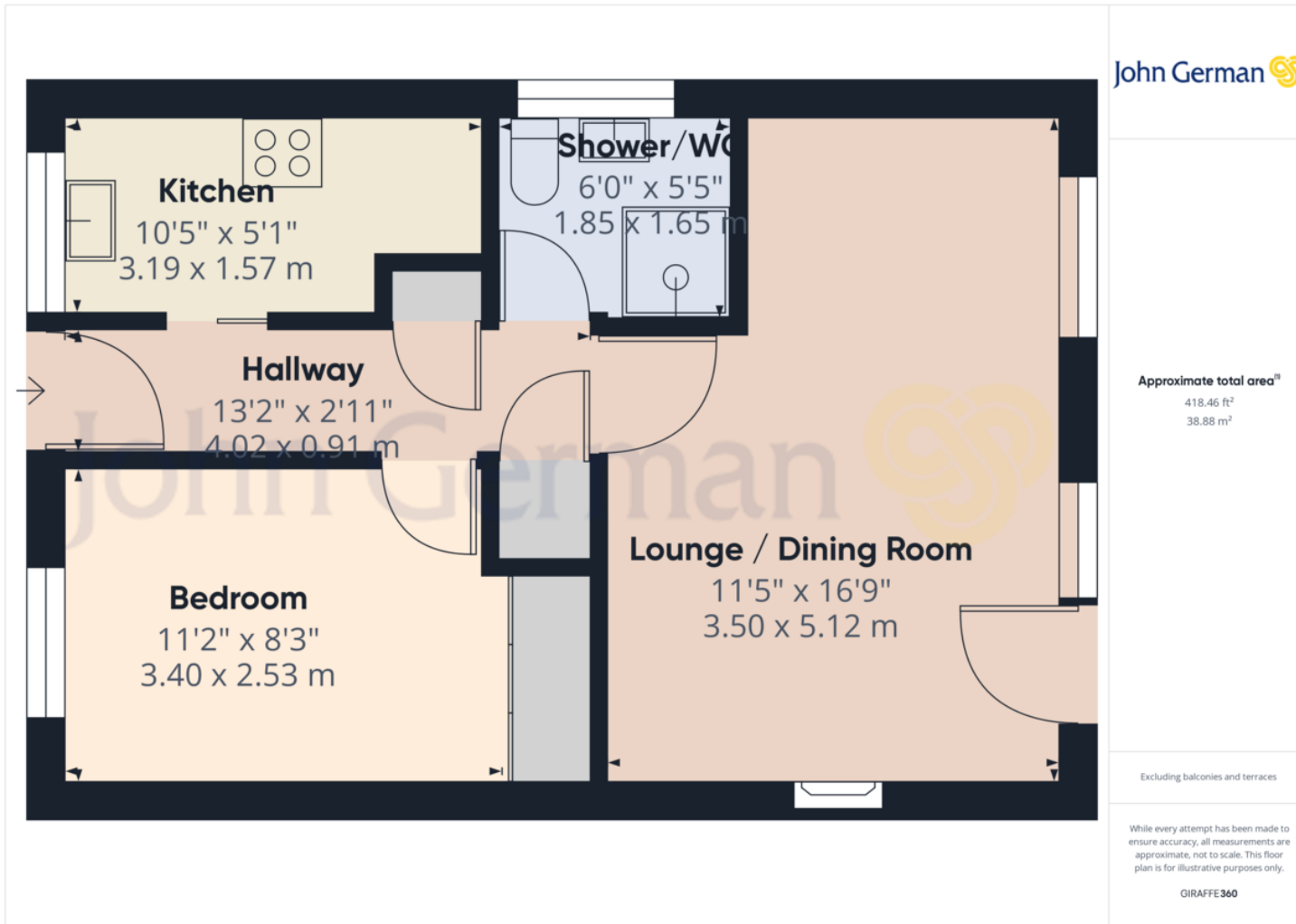
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/01122023 **Local Authority/Tax Band:** Stafford Borough Council / Tax Band A









## Agents' Notes

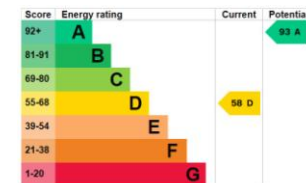
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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