

# Narruc House

Common Lane, Bednall, Stafford, ST17 0SA

John German









# Narruc House

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£435,000

**A substantial four bedroom detached house with 0.15 acre southerly facing plot overlooking fields at the rear, in need of some updating but offering exciting potential.**



Located close to the village centre of Bednall and within minutes of All Saints Primary School and the church, here is an opportunity to purchase a fabulous family sized home that offers exciting potential to update, extend and personalise to your own specification.

The front main entrance leads you into an excellent sized reception hall with staircase to the first floor, a useful cloaks storage cupboard and a two piece fitted guest's cloakroom with further storage/cloaks leading off.

Leading off the hall is a well proportioned through lounge with pleasant front facing garden aspect and views of the rear into the adjoining conservatory and garden beyond.

There is open plan access from the lounge into the adjoining dining room and access from here into the large southerly facing conservatory which is of hardwood construction.

A spacious and extended breakfast kitchen is immediately adjacent to the dining room and has a full range of oak base and wall units, worktops, sink unit, built in cooker, hob, appliance space for a fridge/freezer and dishwasher plus ample room for a family sized breakfast table and chairs. There is open access from the kitchen into a utility area with fitted sink and oak units, and plumbing for an automatic washing machine.

Aside lobby access from the utility leads to the garage and rear garden.

The first floor spacious landing has a very pleasant front facing view and gives access to the four bedrooms, family bathroom and loft. Bedroom one is a fully fitted double bed with southerly facing garden and field views. Bedrooms two and three are both further double sized rooms with built in wardrobes and bedroom four is also a double sized rear facing room with a full range of built in wardrobes.

The family bathroom is of good size and fitted with a four piece suite and partial tiling to include a corner bath with shower over, low level WC, bidet and wash hand basin set within a bespoke range of bathroom cabinets.

Outside a double garage has an electric door, rear pedestrian door, electric light and power points. There is driveway parking and turning space in front of the garage together with a mainly lawned foregarden and shrubbery border. A gated side entrance leads to the mature southerly facing rear garden that directly adjoins and overlooks fields and has a full width paved patio area, dwarf brick border wall, lawn, hedged boundaries, shrubbery and perennial borders, timber built garden workshop, aluminium greenhouse and a vegetable garden.

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

**Property construction:** Traditional      **Parking:** Drive      **Electricity supply:** Mains

**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Staffordshire Council / Tax Band E

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

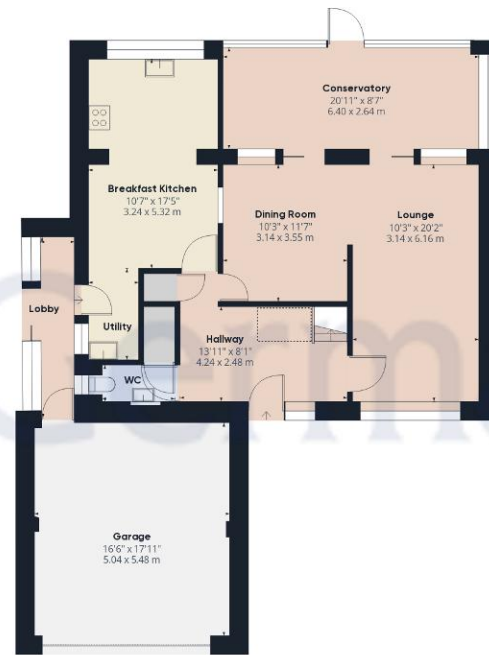
**Our Ref:** JGA/08032024

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Ground Floor

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

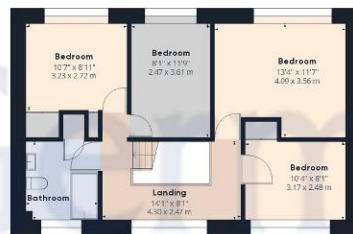
1875.83 ft<sup>2</sup>

174.27 m<sup>2</sup>

**Reduced headroom**

12.87 ft<sup>2</sup>

1.2 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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