

Victoria Way

Stafford, ST17 0NU

John 
German





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£385,000

A spacious detached bungalow providing scope for refurbishment and occupying a delightful plot in this highly sought after location.



The accommodation comprises porch opening to a reception hall which has attractive flooring and off which leads well proportioned lounge with traditional style fire surround and gas coal effect fire (please note we cannot confirm if this is in working condition). Part glazed double doors open to the reception hall.

The kitchen has an attractive range of oak faced units with contrasting work surfaces, sink and drainer and tiled floor. There is also access to a spacious separate dining room which has direct access onto the rear garden.

There are three bedrooms and a fully tiled wet room comprising shower, WC, bidet and pedestal wash basin.

The property stands back with an attractive front garden and a side drive leading to a garage. To the rear of the property there is a particularly spacious garden with mature borders.

The property is situated in this very popular area and within walking distance to schools for all ages. In addition, there are local shopping facilities at Wildwood.

Junction 13 of the M6 provides direct access into the national motorway network and M6 toll, and Stafford intercity railway station has regular services operating to London Euston with some services taking only approximately 10 hour 20 minutes.

Agents notes:

- The property is situated off an unadopted shared private road.
- There was an extension to the property prior to our clients owning the bungalow and we do not have any records of paperwork.
- The Land Registry document may contain restrictions and a copy of which is available upon request.

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

Property construction: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

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

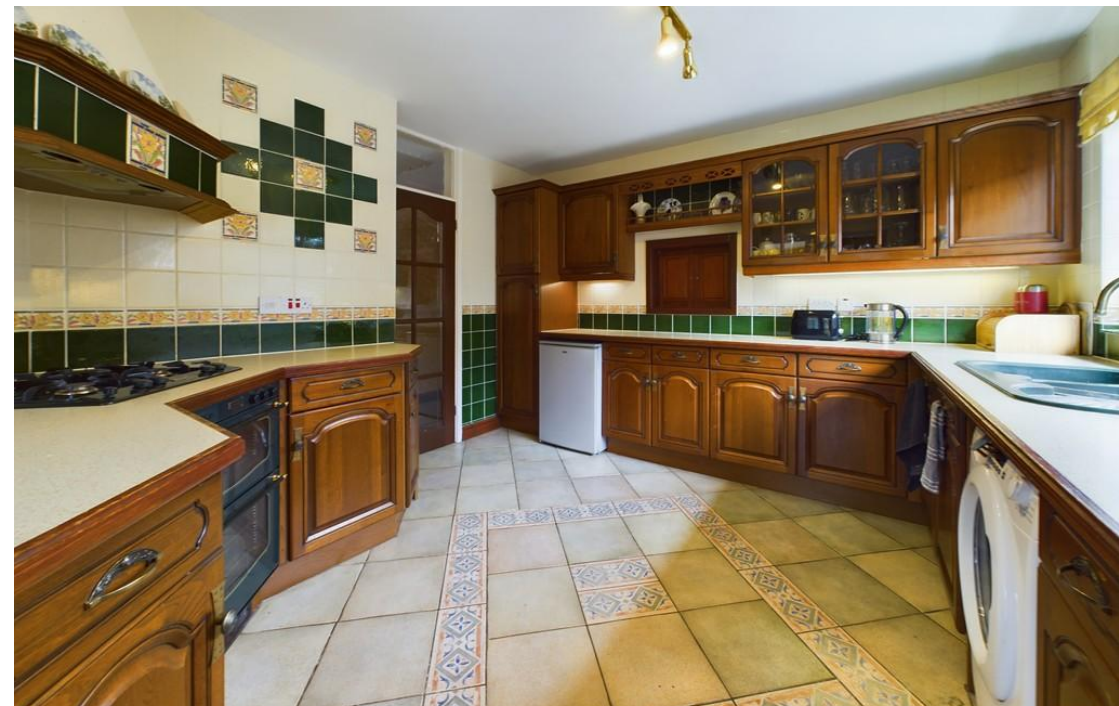
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

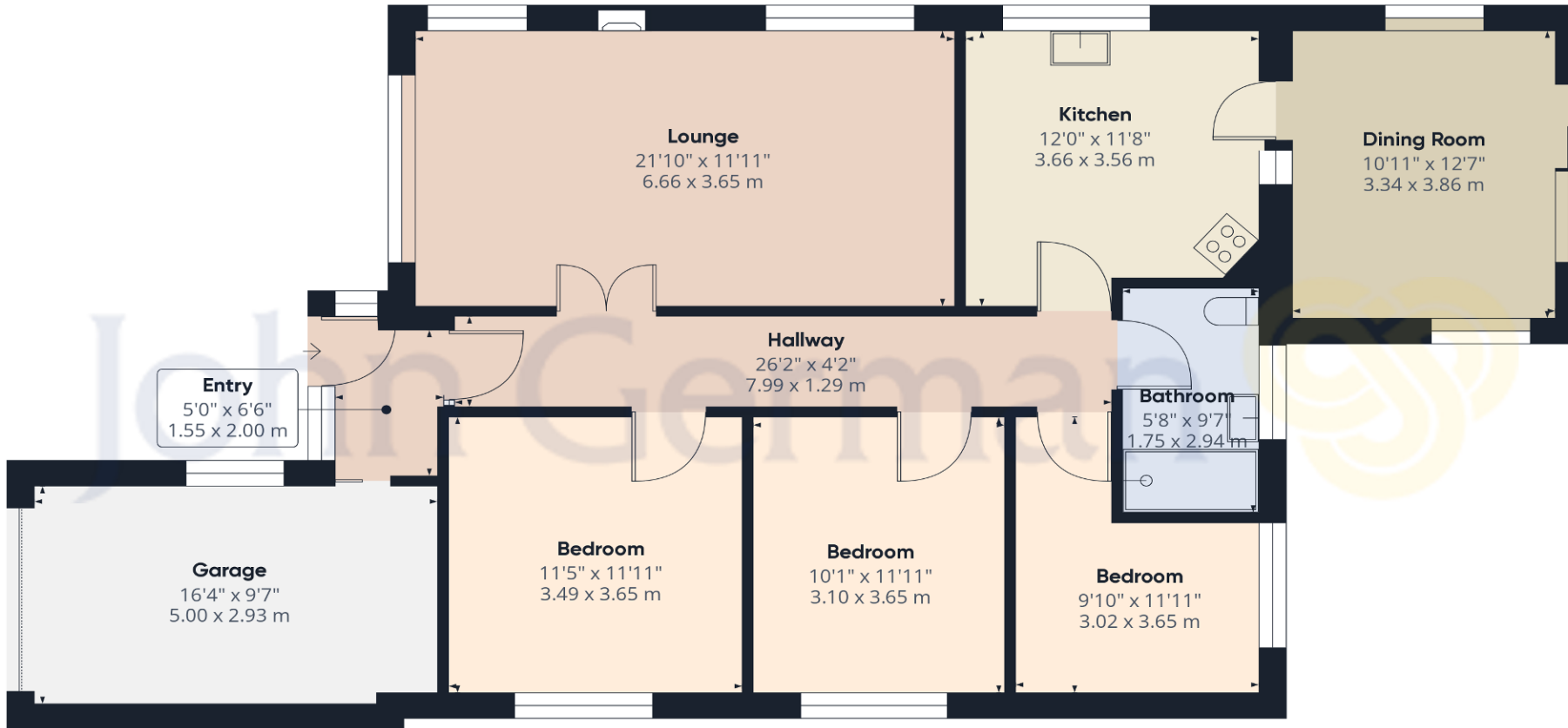
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffordbc.gov.uk

Our Ref: JGA/23042024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Approximate total area⁽¹⁾

1254.08 ft²

116.51 m²

(1) Excluding balconies and terraces

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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Burton upon Trent | Derby | East Leake | Lichfield
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