



A delightful converted farm building which is part timber framed and part traditional brick with cladding. Situated in this exclusive rural development of only three properties. A particularly generous plot with some lovely views.

£285,000



John German 

Accommodation

The spacious living area is light and airy courtesy of front and rear glazed sections incorporating French style doors. There is superb flooring which extends into the comprehensively fitted galley style kitchen which has an attractive range of modern units with wood effect work surfaces and sink and drainer. Integrated appliances comprise dishwasher, fridge and freezer. From the living area there is a side hall leading to two bedrooms and a cloakroom with WC and wash hand basin. There is also a well appointed bathroom with bath having shower and screen above, WC and wash hand basin set into a modern integrated unit with cupboard, and spending tiling.

The rear garden directly adjoins farmland and there are some lovely views. The development is situated on the outskirts of the village of Weston and is within walking distance of the two welcoming country dining pubs within the village. The A518 and A513 make easy commuting to many Midland commercial centres.

Agents notes:

- The property is pending first registration with Land Registry.
- There is a shared private drainage system which is situated in the garden of plot 1.
- The water supply is provided by the Sandon Estate and is metered and charged accordingly.
- The property has yet to be council tax banded.
- There is no mains gas.
- There is electric heating and hot water.
- Part of the approach drive is private and shared with the neighbouring properties.
- This particular property is partly timber framed and clad with some traditional brick work with clad.

Please refer to The Stafford Borough Council Planning Department Portal for full details of the planning consents, 22/35989/FUL and also for the two Class Q consents 21/35404/PAR and 21/35407/PAR

Please also note that permitted developments rights are withdrawn on Class Q Conversions.

What3words: poppy.level.skidding

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

Property construction: Part timber & cladding, part brick & cladding

Parking: Drive

Electricity supply: Mains

Water supply: Supplied & metered by Sandon Estate

Sewerage: Shared private treatment plant

Heating: Electric

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

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

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

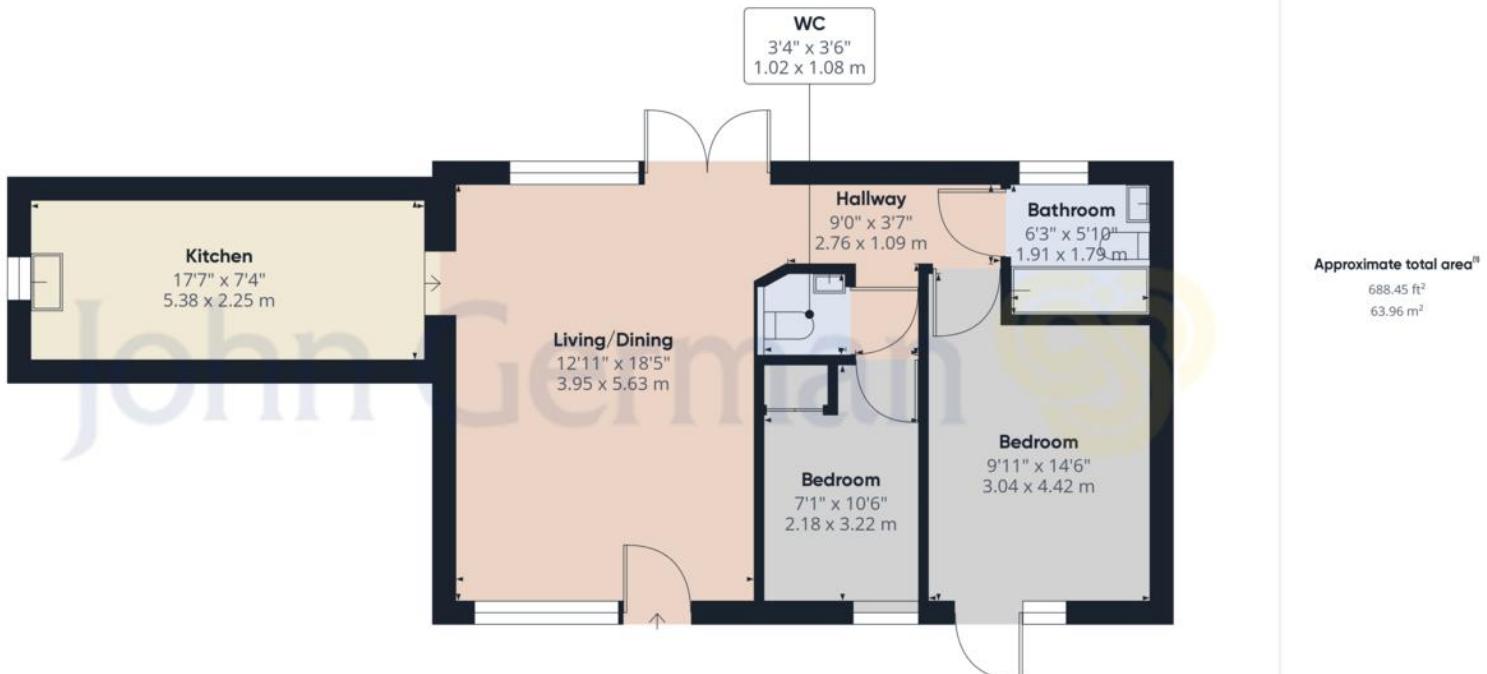
Local Authority/Tax Band: Stafford Borough Council / Tax Band TBC

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

Our Ref: JGA/08072024

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.

John German 

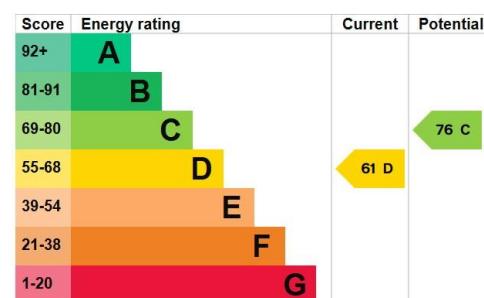


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360











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Agents' Notes
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