

# Burton Manor Road

Stafford, ST17 9QJ

John   
German



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£350,000

**A particularly attractive traditional detached bungalow which occupies a very impressive plot with extensive block paved parking in addition to a detached garage. The property is situated in a popular location and within a conservation area.**

An enclosed porch opens to a reception hall with three bedrooms leading off. The principal bedroom has a front facing bay window and an extensive range of bedroom furniture. The sitting room has a front facing bay window and a traditional corner fire surround which incorporates a tiled hearth and inset. There is a dining room having a fireplace with cast and tiled inset and double doors opening to the exceptionally large conservatory which has external doors to the rear garden. The kitchen has a range of oak faced units with granite work surfaces and integrated hob and oven (we cannot confirm they are working condition). The kitchen leads to a conservatory utility room with space and provision for domestic appliances. The shower room is very well appointed and tiled having a shower, WC and a rectangular wash basin with integrated drawer beneath, and a vertical towel radiator.

The property stands well back from the road behind wrought iron gates and a very spacious block paved gated drive capable of parking numerous cars and giving access to the detached garage. There is a personal wrought iron gate leading to an attractive rear terrace with dwarf wall and two steps leading to a mainly lawned garden with abundantly stocked, mature borders and a further corner terrace.

The property is situated conveniently for the town centre of Stafford which has the benefit of an intercity railway station with regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

**Agents notes:** The property is situated within a conservation area. The Land Registry document refers to rights, restrictions and easements 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:** Standard. **Parking:** Drive.

**Electricity supply:** Mains. **Water supply:** Mains.

**Sewerage:** Mains. **Heating:** Gas.

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

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

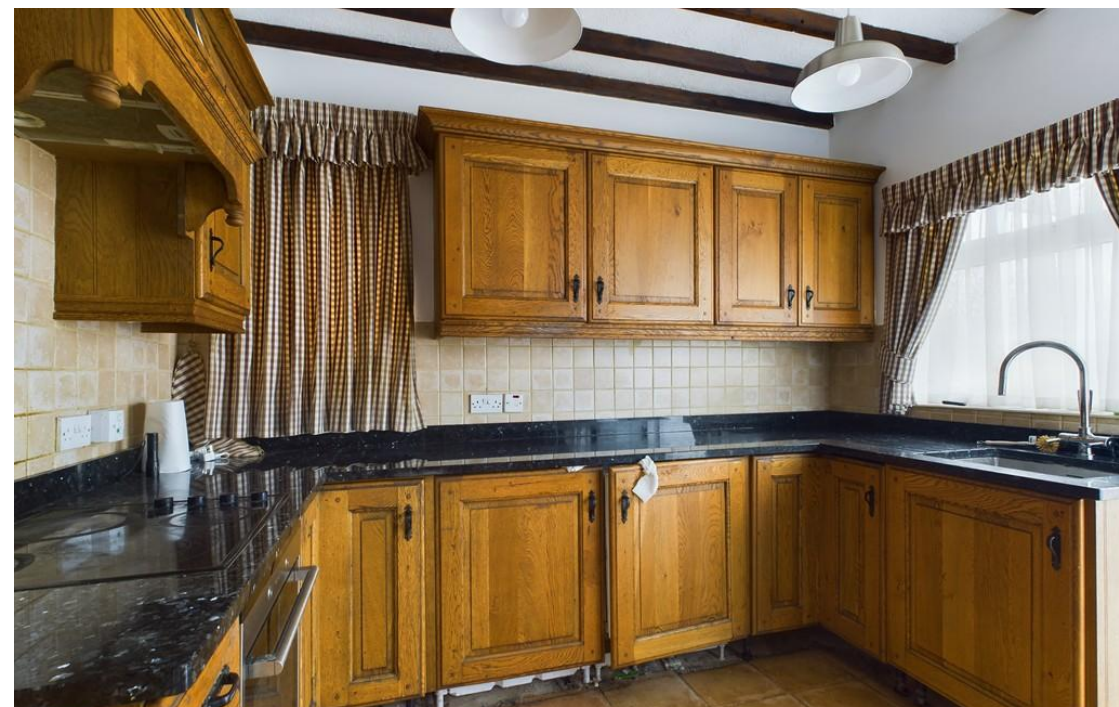
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band D

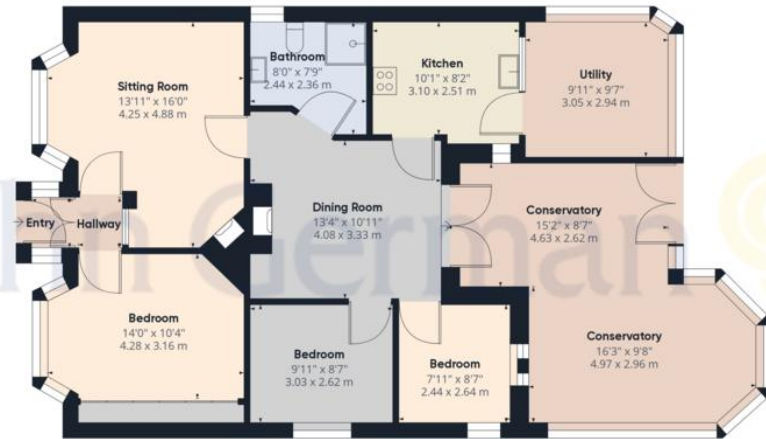
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/05062024







Ground Floor Building 1



Ground Floor Building 2

John German 

Approximate total area<sup>†</sup>  
1492.19 ft<sup>2</sup>  
138.63 m<sup>2</sup>

(†) 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

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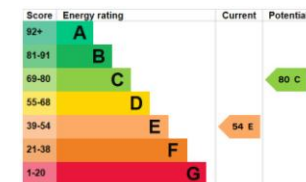
#### Referral Fees

**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.

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



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