

# Old Village Shop

Seighford, Stafford, ST18 9PQ



An excellent opportunity to acquire a delightful detached house that occupies a particularly impressive plot with an extensive and established rear garden, ample parking space and access to the garage. Situated in a sought after village location.

£395,000

John German 

Accommodation - An entrance vestibule has stairs rising to the first floor landing.

There is a generous sized sitting room in addition to a separate dining room which has the benefit of a log burner.

The kitchen has a range of units with contrasting work surfaces and a ceramic hob with oven beneath, stainless steel extractor fan and a stainless steel sink and drainer. There is also a spacious utility at the rear of the kitchen.

Off the first floor landing there are two double bedrooms and a bathroom having a P-shaped bath with shower and screen above, WC, pedestal wash hand basin and full height tiling.

Outside - A drive leads to a garage. Established side and rear gardens lie immediately adjacent to the house. There is also a log store and outside WC. Beyond this area of the garden is a raised pond, greenhouse and a mature and abundantly stocked extensive garden area that leads to a further productive area of the garden plus an additional 'hidden' garden beyond a trellis arch.

Seighford is a sought after village with a country pub and church. It is within easy access of the county town of Stafford which has a railway station providing services to Manchester and Liverpool plus many to London Euston, some of which take only approx. one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

Agents notes: The Land Registry Document does refer to a Restriction. The Restriction will cease when sold to the new owner as the Trustees of Seighford Settled Estate will authorise the registration of the disposition.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** Drive and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** LPG

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

**Broadband type:** Not currently connected. Standard, Superfast & Ultrafast available in the area.

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)

**Our Ref:** JGA/31072024

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.







### Agents' Notes

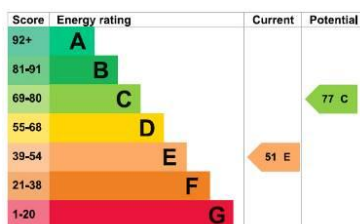
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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

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**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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