

Sergeant Way  
Stafford, ST17 0WF



A well-presented Semi-detached family home situated on a popular modern development of homes within a desirable location in Stafford.

£280,000

John German 

John German are delighted to offer to the market this attractive three bedroom semi-detached family home situated on the desirable Baswich Grange development of homes built by well regarded house builders Bellway in Stafford. This semi-detached family home will appeal to a range of buyers from first time purchasers, downsizers and young families and will be a popular property given its excellent nearby schools, shopping facilities and access to Cannock Chase that is An Area of Outstanding Natural Beauty. It falls in the catchment area of Oakridge Primary School, awarded outstanding in its latest Ofsted report and the highly regarded Walton High School for secondary pupils. The county town of Stafford offers a further selection of shops, supermarkets, bars and restaurants plus a railway station offering regular services to London Euston. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

Internally the property comprises of entrance door opening into the hallway with doors off into the guest cloakrooms and living room. The guest cloakroom comprises of low level WC, wash hand basin, half tiled walls and flooring and a ceiling light point. The living room has carpeted flooring, two ceiling light points, UPVC double glazed window to the front aspect, and carpeted stairs rising to the first floor landing. The modern open plan kitchen diner spans the full width of the home and has an extensive range of matching wall and base units with worksurfaces over, an integrated oven and hob with extractor above and space and plumbing for a washing machine and freestanding fridge/freezer. There are spotlights to the ceiling, tiled flooring, ample space for a dining table and chairs and French doors opening out to the rear garden.

Upstairs there are three bedrooms and the family bathroom, two generous double bedrooms and one smaller single bedroom ideal as a home office or nursery. The master bedroom benefits from fitted wardrobes, carpeted flooring, UPVC double glazed window to the rear aspect, and its own en-suite shower room.

Outside to the front of the property is a lawned front garden with a variety of shrubs, a paved path leading to the front door and an adjacent driveway providing off-road parking leading to the garage with up and over door. To the rear of the property is a fully enclosed rear garden with two patio seating areas, lawned garden and a side door leading in to the garage.

NHBC Warranty Valid until 2030

Annual Estate Charge - £139.69

**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:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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:** Stafford Borough Council / Tax Band C

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

**Our Ref:** JGA30092024

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.







Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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#### 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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