

Garshall Green

Milwich, Stafford, ST18 0EP





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£550,000

A charming property that provides spacious accommodation and occupies a lovely plot within this delightful rural location.



A formal entrance is located to the side and rear of the property leading to a split level lounge with an open fire. From here an inner hall gives access to a fully tiled wet room with electric shower, wash basin and WC.

A separate sitting room has a cast burner and double doors opening to a conservatory along with a spacious opening to a lower level dining area.

The kitchen has a comprehensive range of high and low level units with contrasting granite effect work surfaces incorporating a stainless steel sink and drainer. There is an integrated hob, oven, combination microwave and a fridge. (We cannot confirm the appliances are in working order).

An inner lobby has a useful storage cupboard and a further side entrance houses the gas boiler with a utility beyond that has high and low level units, a stainless steel double bowl sink plus space and provision for domestic appliances.

On the first floor there are three bedrooms, the principal bedroom has a dressing room and its own en suite with shower, WC and wash basin.

The two remaining bedrooms share the family bathroom which has a corner bath, separate shower, wash basin and WC.

The property is approached via a gated entrance opening to a block paved drive providing generous parking for several cars. A detached garage has a separate office and stairs to three very useful loft spaces.

Immediately to the rear is a slightly raised sun terrace with a spacious lawn beyond, an established and abundantly stocked bed, mature trees and bushes. In addition there is a summerhouse and greenhouse.

This wonderful property is set in a delightful semi rural location surrounded by some lovely Staffordshire countryside yet convenient for commuting with easy access to both the market town of Stone and county town of Stafford.

what3words: swims.elbow.decency

Notes: The property is not registered with Land Registry. Our clients are not selling all of the land, a section of the land is being retained which is clearly fenced and we also include a plan for further clarification (page 7).

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:** Garge & drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Private system **Heating:** Oil

(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 F

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

Our Ref: JGA/26092024





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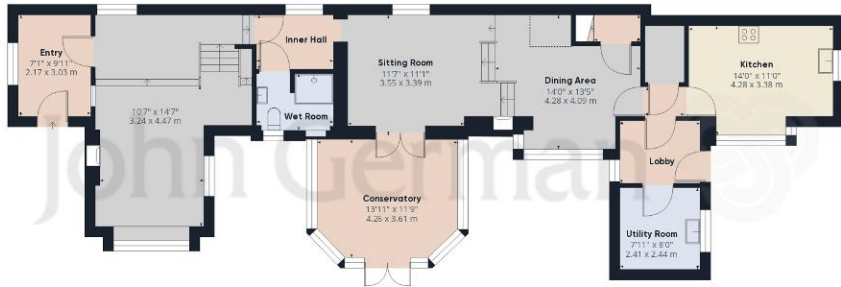
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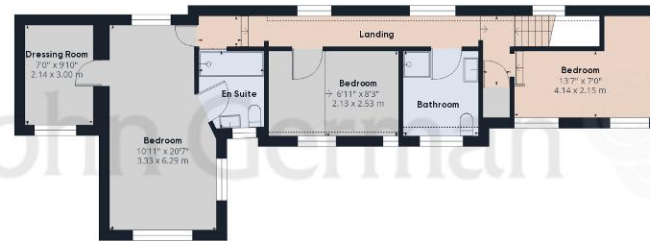
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

2863.09 ft²

265.99 m²

Reduced headroom

287.07 ft²

26.67 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Section of land
being retained



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Agents' Notes

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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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