

Sergeant Way

Stafford, ST17 0WE

John German



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£320,000

An attractive three storey modern family home situated within the highly desirable Baswich Grange development of homes in the county town of Stafford.

John German are delighted to offer to the market this attractive three storey, 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 well presented three storey 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 entrance door opening into the welcoming hallway with grey tiled flooring, feature panelling to the walls, carpeted stairs rising to the first floor landing and doors off into the guest cloakroom, living room and kitchen/diner. The guest cloakroom comprises low level WC, wash hand basin, half tiled walls and flooring, UPVC double glazed window to the front aspect and a ceiling light point. The living room has carpeted flooring, feature panelling to one wall, ceiling light point and large uPVC double glazed French doors opening out onto the rear garden. The modern kitchen/diner has a range of matching white hi-gloss wall and base units with worksurfaces over, tiled splashbacks, undercabinet lighting and an integrated oven and hob with extractor above, dishwasher, fridge/freezer, space and plumbing for a washing machine and tiled flooring.

Upstairs on the first floor landing there are two generously sized double bedrooms both serviced by the modern family bathroom and a door leading to the small study area ideal for those looking to work from home, with a window to the front aspect and carpeted stairs rising to the impressive master suite, with its own dressing room and en-suite shower room.

Outside to the front of the property is a small lawned front garden with 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 private rear garden with a decked patio seating area and a lawned garden .

Agents notes: We understand there is an estate charge of £140 per annum.
NHBC warranty valid until February 2030.

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:** Drive & garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** 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 D

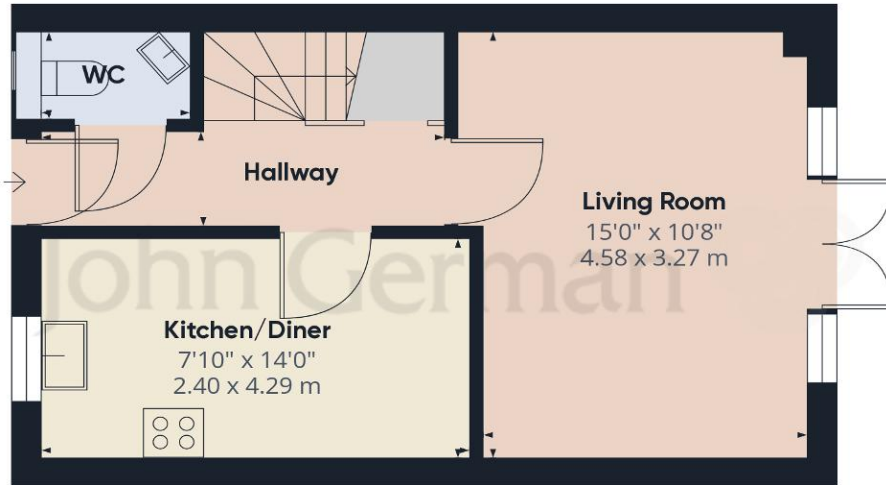
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/22102024

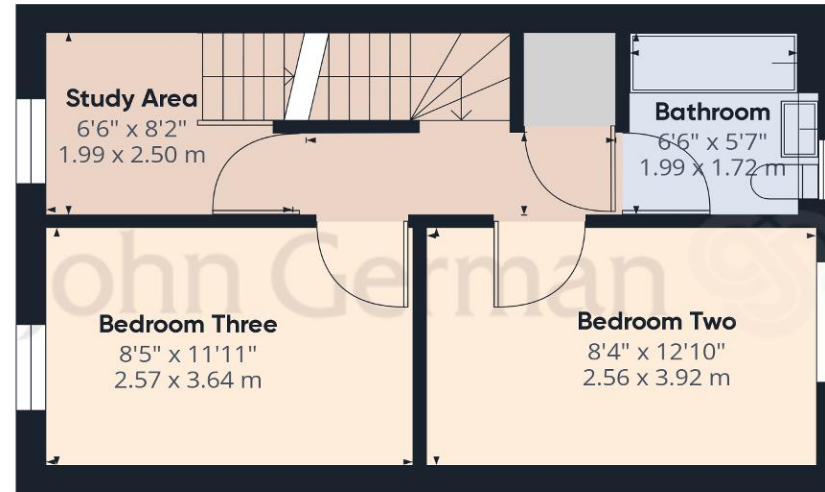
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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.



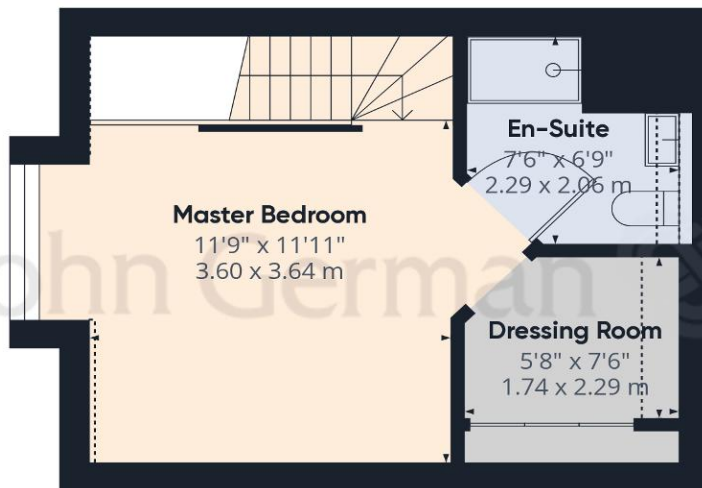




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

959.39 ft²

89.13 m²

Reduced headroom

130.78 ft²

1.13 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.

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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

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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Burton upon Trent | Derby | East Leake | Lichfield
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