



FOR SALE BY AUCTION 29/1/25

A spacious traditional detached bungalow occupying an established and extensive plot that offers enormous scope for refurbishment and improvement.

Auction Guide Price £250,000

A report has revealed a high level of sulphate content in the hardcore beneath the concrete slab. A copy of the report is available upon request and we have also obtained a quotation for the work to be remedied however it is for guidance purposes only and all interested parties should make their own enquiries.

Accommodation - A porch opens into the reception hall which leads to a very pleasant lounge that has a traditional fireplace and patio style doors to the sun room.

A separate dining area opens to the kitchen that has an attractive range of high and low level units, contrasting worksurfaces, a sink and drainer plus a tiled floor.

There are two double bedrooms and a recently fitted wet room that has a shower, WC, wash basin and tiling.

Aside lobby has an outer door to the rear garden plus gives access to a laundry room, WC and a home office/third bedroom which has its own en suite WC and wash basin.

The bungalow stands well back from the road beyond a very spacious drive capable of parking numerous vehicles with a central island and lawned garden. Gated access leads to the extensive, mainly lawned rear garden with established mature borders and hedges. A further secluded area again has mature borders and a garden shed.

The property is set in a convenient location that is handy for the county town centre of Stafford with its excellent railway station which has regular services operating to London Euston, some of which take approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

THE PROPERTY IS NOT REGISTERED WITH THE LAND REGISTRY AND WILL REQUIRE A FIRST REGISTRATION ON SALE, FOR WHICH MOST SOLICITORS WILL MAKE AN ADDITIONAL CHARGE.

Notes: There may be CCTV recording during visits.

As previously mentioned a floor test has revealed the result corresponds to a grading Class 3 as detailed in the Communities and Local Government 07BD05094. Hardcore with a sulphate level of 2800 mg. SO₄/Litre is high and falls within the Class 3 grading 1600 mg. SO₄/Litre to 3000 mg. SO₄/Litre is the limit of Class 3. We believe it unlikely that Lenders would provide a mortgage in view of the properties current condition relating to the floors.

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

Property construction: Traditional

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

Restrictions: High sulphate content below floor, Class 3 (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Standard, Superfast & Ultrafast are available

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/13112024

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.

Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



Approximate total areaⁿ
1082.31 ft²
100.55 m²

(1) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

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