



An excellent opportunity to acquire an extended traditional semi detached house situated on an extremely sought after road within walking distance of amenities and schools for all ages.

£375,000



John German

The property is located on an extremely sought after road within easy walking distance schools for all ages, local post office, butchers, bakery and hairdressers plus the Co-Op at Wildwood.

Accommodation - The reception hall has stairs to the first floor landing, a large walk in storage cupboard and a guest's cloakroom with WC and wash basin.

The lounge has a front facing bay window and a cast, now ornamental, fireplace. Along the hall is a spacious L-shaped living and dining kitchen equipped with an extensive range of cream coloured units with contrasting granite effect work surfaces, a stainless steel one and a half bowl sink and drainer, a hob, oven and grill. The living area has double French style doors out to the rear terrace and garden, and the dining area has a focal point fireplace (unable to confirm if in working order).

From the kitchen is a separate utility room with a range of units, a stainless steel sink and drainer plus space and provision for domestic appliances. There is also access to a very useful side porch.

The first floor landing leads to four bedrooms, the principal bedroom has the benefit of its own en suite with a bath (the spa function is not working), wash basin and WC. Serving the three further bedrooms is a family shower room.

The house stands back from the road beyond a block paved driveway capable of parking three cars. The rear garden has a paved terrace with steps rising to a good sized traditional lawn surrounded by established hedges.

Notes

The property was extended and alterations were made, planning application was approved on 2/9/23 against application 03/01092/FUL.

The property is situated off an unadopted road.

The land registry refers to covenants, a copy of which is available upon request.

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

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Standard, Superfast & Ultrafast 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/26032025

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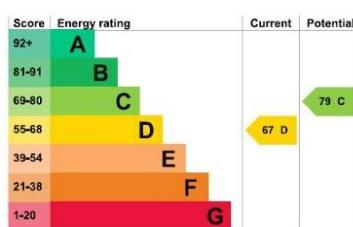
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John German





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John German
5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR
01785 236600
stafford@johngerman.co.uk

Agents' Notes

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