



**FOR SALE BY AUCTION 31/7/25**

A substantial Victorian semi detached home offering an abundance of space over 4 floors standing on a mature plot with woodland in a lovely location.

**Auction Guide Price £300,000**



**John German**

Set in a lovely established non estate location that is handy for a wide range of amenities is this impressive Victorian semi detached. The property is ready for modernisation and improvements offering the potential for a variety of uses, standing on a superb plot.

A shared driveway gives access to off road parking and neighbouring properties. A significant garden plot lies each side of the driveway, a cottage style garden lies adjacent to the property while beyond the other side of the driveway lies a woodland rising up where we understand trees are subject to preservation orders.

The front entrance door opens into a good sized hall with the splendid original Minton tiled floor. Leading off are two reception rooms – a lovely bay fronted lounge that opens into a dining room. Beyond this is the breakfast room with Aga, fitted units, a useful storage cupboard and side facing window. A door opens into the kitchen that has two areas including base and eye level units, worksurfaces and an inset oven and hob. A door leads to a rear entrance hall.

Back to the main hall where stairs lead down to the basement level that is divided into a large workshop, store and guest WC. Doors open out to the rear garden.

On the first floor there are two large double bedrooms, the main bedroom has its own en suite with shower cubicle, pedestal wash basin, saniflow WC and front facing window. Bedroom two has windows to the side and rear plus an interlinking door into bedroom two which could easily be closed off.

A split level landing has a few steps up to a substantial bathroom having a large Jacuzzi style bath, twin wash basins, WC, window to side and a door to a rear terrace.

The second floor has two large double bedrooms, currently used as work from home space with windows to the front and rear.

The house stands on a substantial plot with a shared front path giving access to this home and neighbouring properties.

The property has the benefit of air conditioning to three floors.

Viewing is highly recommended to appreciate the abundance of space of just over 2000 sq.ft.

**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:** Shared access to drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(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:** East Staffordshire Borough Council / Tax Band D

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

**Our Ref:** JGA/24062025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

#### 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.



Floor -1



Ground Floor

Approximate total area<sup>(1)</sup>

2007 ft<sup>2</sup>

186.5 m<sup>2</sup>

Reduced headroom

19 ft<sup>2</sup>

1.8 m<sup>2</sup>



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

AWAITING EPC MEDIA



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