



John German



Offering a fantastic first time buy, family home or downsize is this spacious mid terrace with off road parking to the front plus an open plan style layout including a living room and dining kitchen, 3 good sized bedrooms, bathroom & ground floor shower room plus utility area.

NO UPWARD CHAIN

£180,000

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Situated in a popular and convenient residential location that is handy for the town centre and road networks is this mid terrace home offering a fantastic first time buy, family home or downsize.

The ground floor begins with a welcoming entrance hallway with stairs to the first floor having a useful understairs alcove offering ideal storage. On your right a door opens into a smart fitted kitchen equipped with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor plus space for further appliances and plenty of room for a dining table. A window and French doors open to the rear garden.

The lounge is a light room with picture window framing views to front and a door returning to the hall.

There is also a handy utility area with space for a stacked washing machine and tumble dryer plus a ground floor shower room having a three piece suite.

The first floor landing has a storage cupboard and doors to three good sized bedrooms and a bathroom fitted with a bath, wash basin and WC.

The rear garden is mainly laid to lawn with a brick outhouse providing excellent storage. A shared entry gives access to a rear gate opening into the garden. To the front a driveway provides off road parking.

This fantastic home is available with the advantage of no upward chain.

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

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 A

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

Our Ref: JGA/24072025

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 1st 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.



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Approximate total area⁽¹⁾

874 ft²
80.9 m²

Reduced headroom
14 ft²
1.3 m²

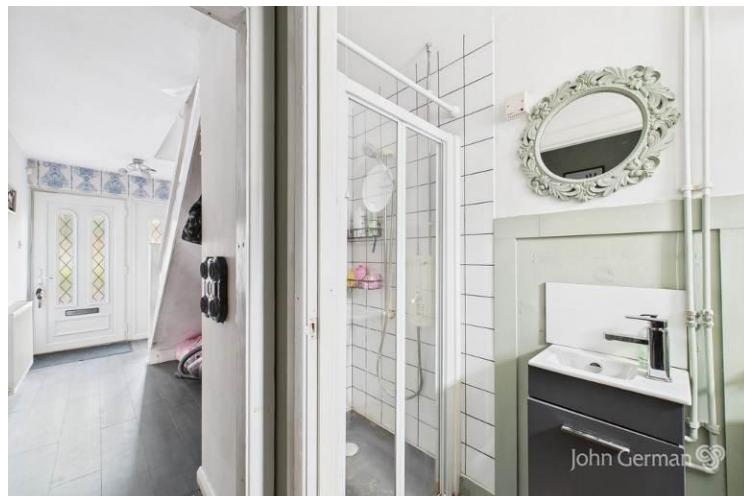


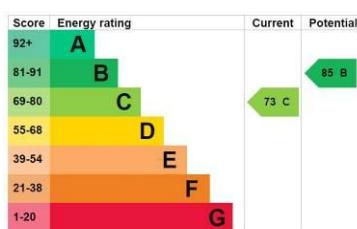
(1) Excluding balconies and terraces

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.