



John German

A spacious traditional end terrace offering a fantastic first home ready to modernise in your own style featuring two reception rooms, fitted kitchen, ground floor shower room and an upstairs bathroom, two double bedrooms & lovely established gardens with a workshop.

£154,950



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This lovely end terrace home stands on a lovely plot with space to side lead to a detached garage/workshop, the access is perfect for motorbikes or use as a workshop/hobby space. The current owner did used to get a small car down the drive, we would advise interested parties to check their own suitability.

The gardens are pretty and established offering superb outdoor space with decking and a greenhouse at the top of the garden.

The house has plenty of space with two reception rooms - the front door opens into the lounge with a fireplace leading onto the inner lobby with under stairs storage and a sitting/dining room with kitchen off which is fitted with a range of base and eye level units, window and door to side.

Completing the ground floor is a shower room with shower and WC. The landing has doors off to two good size bedrooms, the master is a generous double and the spacious second bedroom has a handy storage cupboard. Completing the first floor is the family bathroom with bath, WC, basin and towel rail/radiator.

The house is available with no upward chain and ready for the new owner to modernise in their own style.

Note: Probate has been granted.

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: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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: East Staffordshire Borough Council / Tax Band A

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

Our Ref: JGA/28072025

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 AMLID 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



Ground Floor Building 1



Floor 1 Building 1

John German 

Approximate total area⁽¹⁾

878 ft²
81.4 m²

Reduced headroom
11 ft²
1.1 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

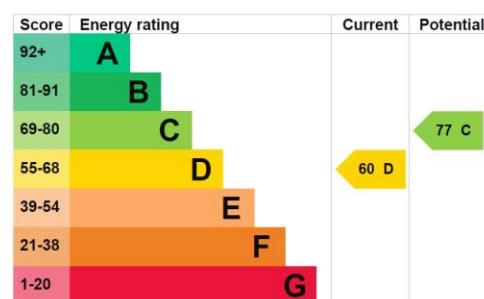
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor Building 2





John German

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Agents' Notes

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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.