

Sharnbrook Grove

Stafford, ST17 4PN



John German 



An attractive semi detached house that is tastefully presented throughout, situated on the exceptionally popular Wildwood development.

£239,995



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Accommodation - Step inside the reception hall with stairs rising to the first floor landing and access to the delightful lounge having a modern fireplace with granite hearth and inset housing a pebble effect fire.

The dining kitchen has an attractive range of units with granite effect work surfaces incorporating a stainless steel one and a half bowl sink and drainer. There is a useful under stairs cupboard and a very pleasant dining area.

The first floor landing has a linen cupboard and has doors off to three bedrooms, bedrooms one and two have contemporary mirror fronted wardrobes and the third bedroom has a built in cupboard over the stair recess. These are served by a modern bathroom having a shaped bath with shower and screen above, WC, wall hung wash basin, a chrome vertical towel radiator and full height tiling.

Outside - The property has off road parking for two cars and wrought iron gates opening to a further drive which leads to the garage. The pleasant rear garden is mainly lawned with a gravel border.

The property is situated in this exceptionally popular Wildwood area of Stafford having schools for all ages within walking distance as well as a medium sized Co-Op.

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.

The land registry does refer to rights and covenants, a copy is available upon request.

Shambrook Grove is an adopted road however this part of the road may not be and is shared with neighbouring properties.

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: 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: Stafford Borough Council / Tax Band B

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

Our Ref: JGA/01082025

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 prior to a sales memorandum being issued.







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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