

# Castlemill Close

Weston, Stafford, ST18 0GJ



An attractive, very well presented modern semi detached house situated in this delightful village which has a village green and two welcoming country dining pubs.

£305,000



John German

Accommodation: Reception hall having stairs rising to the first floor landing and a useful understairs storage space. Cloakroom having a WC, pedestal wash basin, tiled splashbacks and a tiled floor. There is a delightful and well proportioned lounge having a front facing bay window and Regency style fire surround with tiled hearth and inset. Splendid dining kitchen having attractive range of units with contrasting wood effect work surfaces and 1 1/2 bowl sink and drainer. There is also a bin drawer and integrated appliances comprising induction hob with stainless steel extractor canopy above, double oven and dishwasher. There are tiled splashbacks and a tiled floor extending into the dining area.

First floor landing which has the benefit of loft access to roof space via loft ladder. There are three bedrooms, the principal bedroom has built-in wardrobes. Beautifully appointed bathroom having tiled floor and contrasting wall tiling to all wet areas, bath with shower above and shower screen, wash basin with integrated cupboard beneath, WC, towel radiator and built-in cupboard.

Outside: Paved sun terrace with picket style fence and gate leading to a lawned area which has raised sleeper beds and a productive apple tree. There is a drive to the side of the property which leads to a garage which has a personal door to the rear garden.

Weston is one of the most popular villages in this area of Staffordshire, it has a lovely archetypical village green and there are two welcoming country dining pubs. There is also a primary school and the A51 provides excellent links to both the county town of Stafford, market town of Uttoxeter, Stone and the potteries to the north and the cathedral city of Lichfield to the south. There is also an intercity railway station from both Stafford and Rugeley Trent Valley.

Agents notes:  
- New boiler fitted in February 2025  
- There is a communal service / green space charge however there was no charge for last year but accounts were provided to our client  
- The land registry refers to rights, easements and covenants and a copy of the document 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:** Standard  
**Parking:** Driveway  
**Electricity supply:** Mains  
**Water supply:** Mains  
**Sewerage:** Mains  
**Heating:** Gas  
(Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:** TBC  
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:** Staffordshire County Council / Tax Band D  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA24092025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

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## Referral Fees

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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.

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Loughborough | Stafford | Uttoxeter

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