

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.

£297,500



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

Our Ref: JGA24092025

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.







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

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.

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