



A rare opportunity to acquire a detached bungalow that occupies a detached plot within a wonderful canalside location.

£375,000

John German

Step inside the reception hall off which leads a delightful lounge with a bow window overlooking the garden and a corner fireplace housing a log burner. The attractive living and dining kitchen is fitted with a range of rustic units with contrasting tiled work surfaces and an enamel one and a half bowl sink and drainer, an integrated hob and split level oven. The sitting and dining area has a brick fireplace housing a modern cast log burner having built in wall cupboards to one side. Leading off is a conservatory which has a tiled floor and sliding outer door.

There are two bedrooms, one of which has built in cupboards and both are served by a bathroom having a bath with electric shower, wash basin with integrated cupboard beneath, WC and a chrome vertical towel radiator.

**Outside** - The property sits off the track and canal beyond a gated drive which in turn gives access to a Marley type garage, workshop and stores. To one side of the property lies a good sized lawn and to the other side is a slightly sunken garden with a stone retaining wall, hedges and various well stocked beds.

The property is situated on the edge of the extremely sought after village of Acton Trussell and directly adjoins the canal being within walking distance of The Moathouse Hotel and Restaurant. Junction 13 of the M6 is closeby and provides excellent links into the national motorway network and M6 toll. The county town centre of Stafford has an intercity railway station that has regular services to London Euston, some of which take only approximately one hour and twenty minutes.

**Agents notes:** The property is situated off a private lane and there is a contribution maintenance charge to The Canal and River Trust.

There will be CCTV recording.

The land registry refers to rights and charges, 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:** Traditional

**Parking:** Drive and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Drainage is to a private shared septic tank, the outfall onto a neighbouring field

**Heating:** Oil fired

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Standard, Superfast and Ultrafast available

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

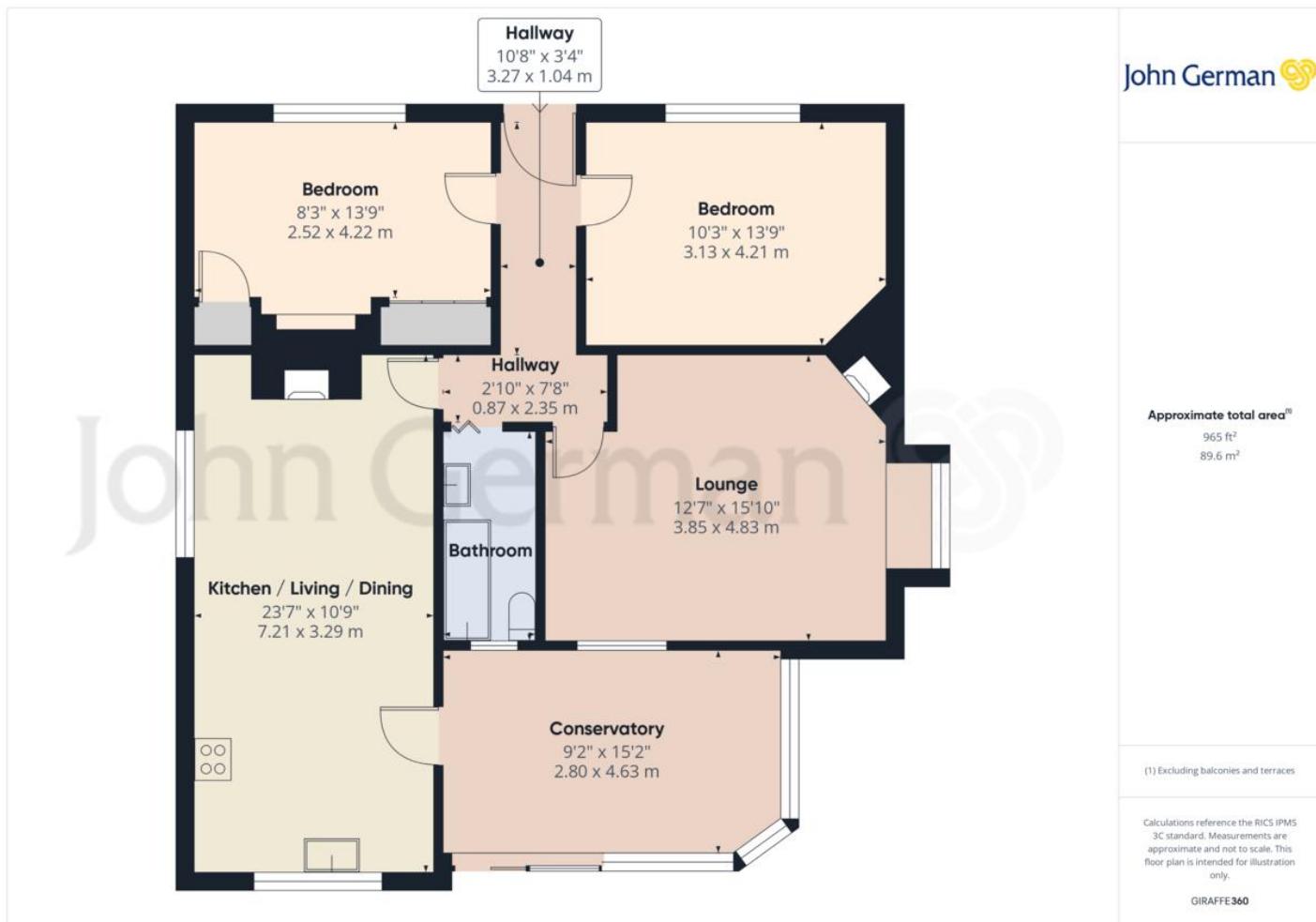
**Local Authority/Tax Band:** South Staffordshire Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

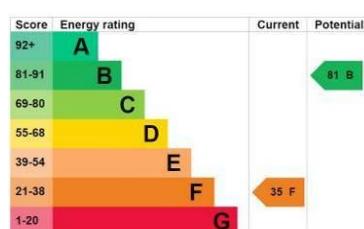
Our Ref: JGA/30092025

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#### Agents' Notes

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#### 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.

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