

Baswich Lane

Stafford, ST17 0DA

John
German



John German



John German 

Baswich Lane

Stafford, ST17 0DA

£620,000

Extended and vastly improved traditional detached family home in a highly sought after location.



John German 

This attractive detached family home is situated on one of Stafford's most sought-after roads. This traditional property has been extended and vastly improved since its original construction and now boasts two/three reception rooms, an impressive breakfast kitchen and four double bedrooms, all whilst being situated on a large plot offering ample off-road parking and a garage. This family home has an excellent choice of nearby schools lying in the catchment areas for Leasowes Primary School (awarded 'outstanding' in its latest Ofsted report) and for secondary school, the highly regarded Walton High School. There are nearby shopping facilities at both Baswich and Wildwood and the county town of Stafford has a wider range of amenities including shops, bars, eateries and much more. It also has its own intercity railway station offering regular services to London Euston taking approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network.

An attractive, traditional open bay porch has a front door opening into the welcoming reception hall which has carpeted stairs rising to the first floor. A guest's cloakroom leads off having a low flush WC, wash basin, tiled splashbacks and a tiled floor.

There is a delightful dining room with a front facing bay window and a wide opening to an exceptionally spacious lounge which is dual aspect and has a fire surround with marble hearth and inset housing a coal effect fire. There is also a very pleasant separate sitting room with a gas fire and French style doors opening to a slightly elevated terrace, perfect for entertaining.

The particularly well-proportioned breakfast kitchen has a superb recently fitted range of matching wall and base units with contrasting work surfaces, tiled flooring, spotlights to the ceiling along with various integrated kitchen appliances. A practical side lobby gives practical access into the garage.

Climb the stairs to the first floor landing off which are four double bedrooms. The master bedroom is exceptionally spacious and has the luxury of a walk-in wardrobe and its own en suite bathroom.

Completing the first floor is the family bathroom fitted with a modern white suite comprising bath, separate shower, pedestal wash basin and low flush WC.

Outside - The property stands back from the road beyond a spacious drive providing ample off-road parking and giving access to the garage. There is also a very pleasant and well screened front garden which is mainly laid to lawn with a variety of plants and shrubs.

To the rear of the property a block paved patio provides a lovely seating area along with a lower level mature lawn surrounded by established borders and trees.

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: Drive & garage

Water supply: Mains

Sewerage: Mains

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

Broadband type:

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 E

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

Our Ref: JGA/09042025

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.

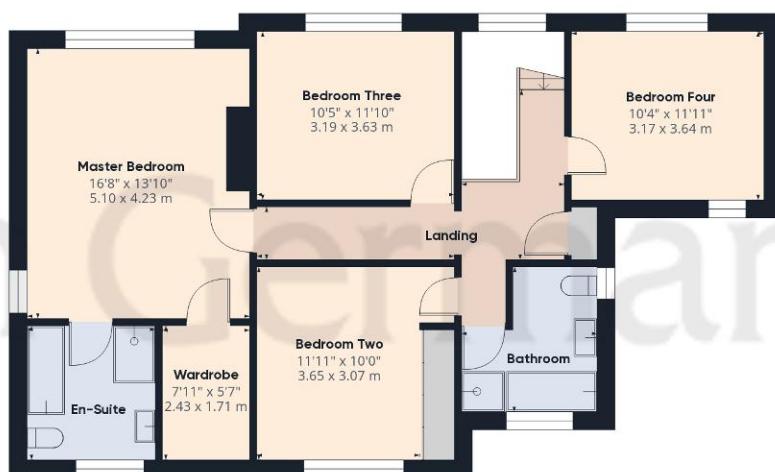






Approximate total area⁽¹⁾

2243.41 ft²
208.42 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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.

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.



John German

5 Pool Lane, Brocton, Stafford,
Staffordshire, ST17 0TR
01785 236600
stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter



rightmove

OnTheMarket

JohnGerman.co.uk Sales and Lettings Agent

