

Baswich Crest

Stafford, ST17 0HJ



An attractive and beautifully presented semi detached property which has been considerably improved and has the benefit of a splendid dining kitchen. Set on an established plot with parking for two/three cars and lovely mature rear garden.

£290,000

John German

Accommodation: Reception hall with stairs rising to the first floor landing. Delightful lounge with brick fireplace having a log burner. Double French style doors open to a lean-to veranda conservatory. Superb dining kitchen having attractive range of cream units with wooden worksurfaces and a ceramic sink and drainer. There are two very useful built-in cupboards and a spacious dining area.

First floor landing off which leads three bedrooms, the principal having built-in wardrobes and a very well appointed modern family bathroom which has a white suite comprising bath, wash basin with integrated drawers beneath, chrome vertical towel radiator and a double width shower. Airing cupboard housing the gas boiler and a separate WC with WC and half panelled painted walls.

Outside: The property stands back from the road beyond a spacious drive and to the rear of the property lays a deep sun terrace with spacious lawn and established borders beyond, and further garden area with sunken decked terrace.

The property is situated in this extremely popular location, convenient for schools for all ages as well as the facilities as Bodmin Avenue including fish and chip shop, Co-op and the highly respected bar and cafe 'The Bod'.

Agents note: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on 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: Mains 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: Stafford Borough Council / Tax Band C

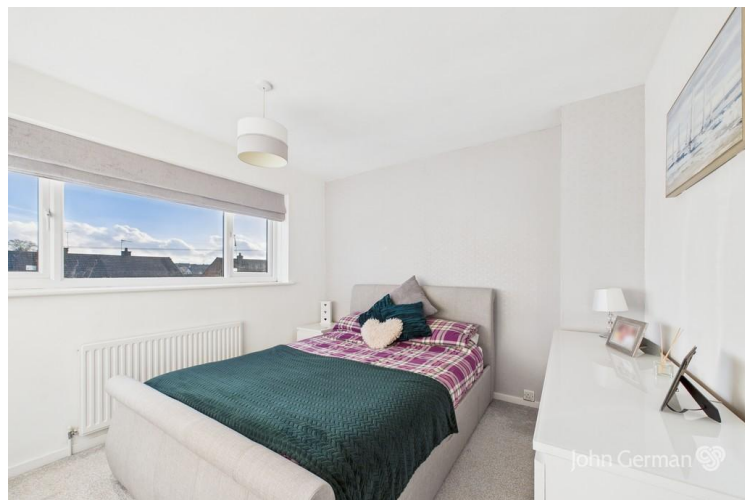
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA15122025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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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.

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