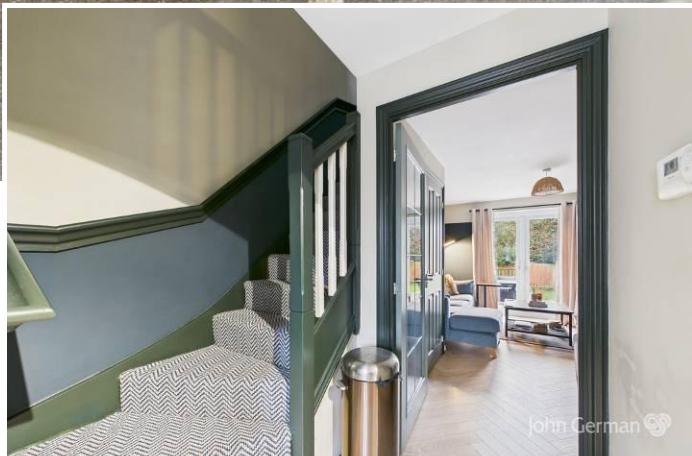




John German



A particularly well presented modern semi-detached house which is situated in a popular, established location.

£215,000



John German

The reception hall has very appealing flooring which extends throughout the ground floor. Stairs rise to the first floor landing and there is a cloakroom having pedestal wash basin with feature tiled splashbacks and WC.

The extremely attractive kitchen is fitted with a contrasting range of blue high and low level units with wood effect work surfaces, a 1.5 sink and drainer, stainless steel hob with oven beneath and extractor canopy above, splash plates, fridge freezer, dishwasher and washing machine.

The delightful lounge has French style doors opening to the deck and garden beyond, with a spacious under stairs cupboard.

The floor landing leads to two double bedrooms; the principal having built in wardrobes and the second having a useful built-in cupboard. The bathroom is fitted with a white suite comprising bath with shower attachment above, pedestal wash basin and WC.

Outside, there is parking to the front for two cars. To the rear of the property, there is a deep deck with attractive lawn beyond.

The property is conveniently situated on the outskirts of Cannock town centre and the county town of Stafford. It is also within easy access of Cannock Chase, a designated Area of Outstanding Natural Beauty. Junction 13 of the M6 provides direct links into the national motorway network and M6 toll. Stafford and Rugeley Trent Valley Station both have regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes.

**Agents notes:** The property is Freehold and the Land Registry refers to rights, easements and covenants. There is a lease for the solar panels which commenced on 10th June 2015 for 25 years with A Shade Greener.

**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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(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:** South Staffordshire Council / Tax Band B

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

**Our Ref:** JGA/03022026

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.



Ground Floor

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Approximate total area<sup>(1)</sup>

558 ft<sup>2</sup>

51.7 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

#### 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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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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