

The Bramblings

Stafford, ST17 4RN



John German 



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An excellent extended four bedroom semi-detached property providing great sized accommodation, situated in the exceptionally popular Wildwood area of Stafford, with local shops and schools within walking distance.

£260,000



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The spacious side reception hall has useful understairs storage and gives access to the utility which has space and provision for a washing machine and a cloakroom fitted with a WC and wash basin.

The delightful lounge features a traditional fireplace having marble hearth and inset, a front facing bow window and doors into the kitchen and hall.

The dining kitchen is fitted with an attractive range of white units with contrasting granite effect work surfaces and a stainless steel 1.5 sink and drainer. There is a built-in cupboard and double French style doors opening to the rear patio and garden.

The first floor landing has a linen cupboard and off which leads four bedrooms, one of which has fitted wardrobes and another with a built-in wardrobe. The bathroom has a white suite comprising P shaped bath with shower and screen, wash basin and WC set into an integrated unit with cupboard. There is full height tiling and a chrome vertical towel radiator.

Outside, there is an attractive, partly lawned front garden extending to the side of the property, where there is a gate to the rear garden which features a patio, raised deck and lawn. A further gate leads to the drive and garage, which are situated to the rear of the property.

Wildwood is one of the most popular residential locations within Stafford, very convenient for the Co-op and schools for all ages within walking distance. Stafford has an intercity railway station with regular services to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes: The solar panels are owned by our client and will be transferred to the new owner.

The Land Registry document refers to rights, restrictions, easements and covenants and a copy is available upon request.

The garage to the rear of the property is next to an electric substation.

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 to rear

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: Stafford Borough Council / Tax Band C

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

Our Ref: JGA/19022026

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AWAITING EPC MEDIA



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

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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