

Yew Tree Grange

Fradswell, Stafford, ST18 0GX

John
German





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£239,950

A truly delightful mews barn conversion occupying a lovely plot with beautiful garden, situated in a splendid rural location which is also convenient for commuters and modern day life.



Accommodation

A charming open plan lounge and dining area is light and airy courtesy of a side window and double French style doors opening to the lovely sun terrace and garden. The room has a brick fireplace and step up to a superb wrought iron spiral staircase which rises to the first floor landing. The attractive kitchen has an extensive range of cream coloured high and low level units with contrasting wood effect work surfaces, one and a half bowl sink and drainer, tiled splash backs, downlighting and integrated appliances comprise ceramic hob with oven beneath and extractor fan above, fridge freezer and dishwasher.

Off the first floor landing are two bedrooms both of which enjoy glorious views of the garden and countryside beyond both of which have feature circular pillars and built-in wardrobes. The bathroom is fully tiled and has a bath with traditional mixer tap and shower, pedestal wash basin, low flush w.c and separate shower.

Outside is a brick store which also houses the Worcester oil fired boiler. A brick sun terrace and path leads to an extensive lawn with mature beds and neat hedging. The garden enjoys some simply stunning views of the surrounding countryside. To the side of the property is an ornamental chipped area and path. There is ample parking in front of the particularly spacious garage.

Fradswell is a delightful rural area yet conveniently situated for the main arterial roads; A51 and A518. The county town of Stafford to the west has a wide range of amenities including an intercity railway station providing regular Virgin services operating to London Euston in approximately one hour and twenty minutes. The market town of Uttoxeter lies to the east and the A51 provides excellent access to the A38, M1 and East Midlands airport. Stafford's junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

Directions

From Stafford take the Weston Road (A518) and proceed into the village of Weston. At the traffic lights (junction of the A51) turn left and proceed through the next set of traffic lights. After a very short distance turn right signposted Gayton and Fradswell. Follow the lane through Gayton and upon reaching the signpost and right hand turn to Fradswell, follow the lane until reaching a grass triangle. Bear right and the property is on the right hand side. For Sat Nav purposes input Lymer's Lane.

Agents Notes

- 1) The property is within a mews and attached to other properties.
- 2) British Telecom have access to their telegraph pole across the garden.
- 3) The property is to be used as a private dwelling house for a single family.
- 4) No commercial vehicles other than a light commercial van used for domestic purposes can be parked on the drive.
- 5) There are covenants appertaining to the property.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

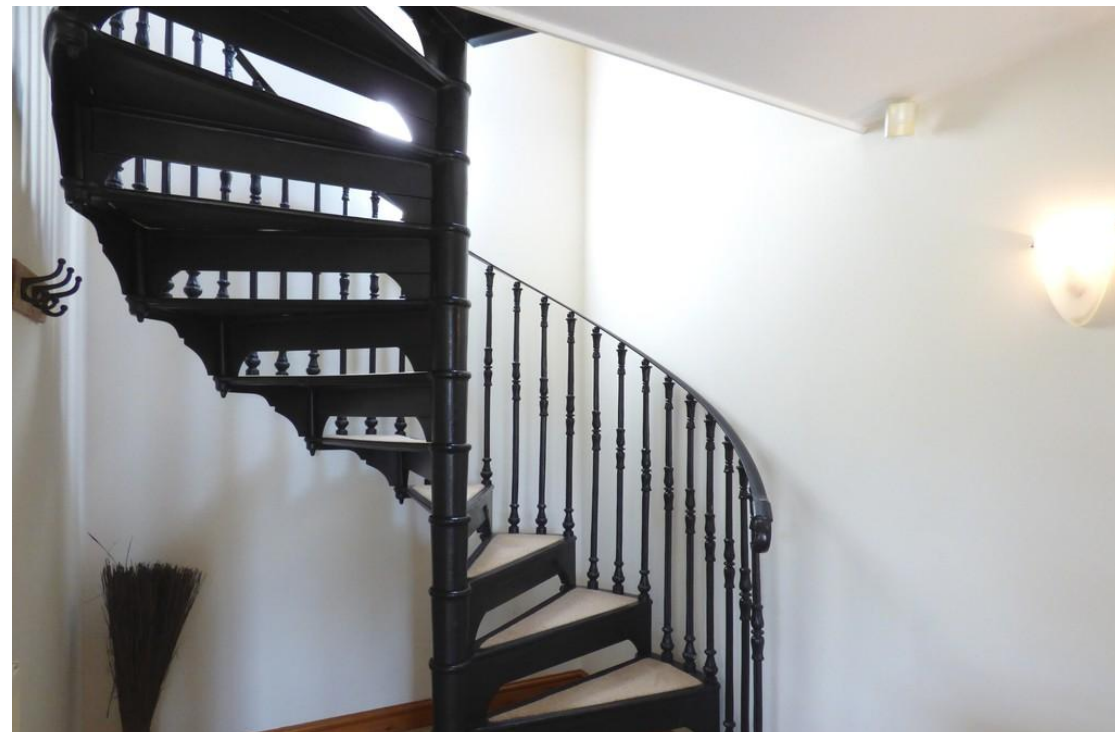
Services: Mains water and electricity are believed to be connected to the property. Oil fired central heating. Drainage is to a septic tank, there is a charge of approx. £100-150 per annum. Purchasers are advised to satisfy themselves as to their suitability.

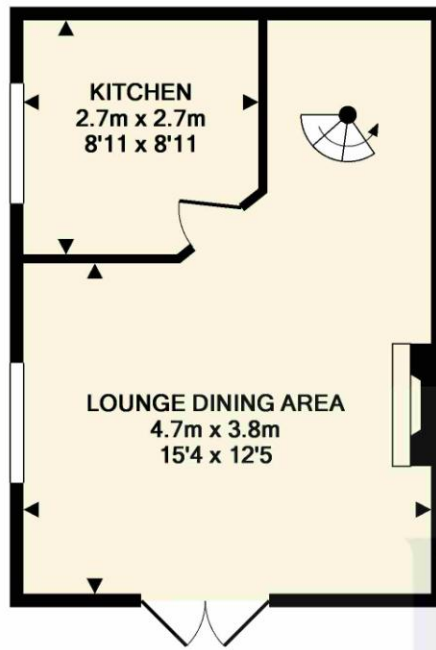
Local Authority/Tax Band: Stafford Borough Council / Tax Band tbc

Useful Websites: www.environment-agency.co.uk www.staffordbc.gov.uk

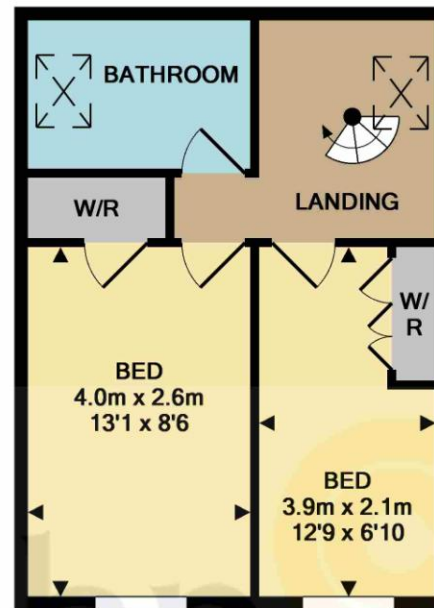
Our Ref: JGA/230519



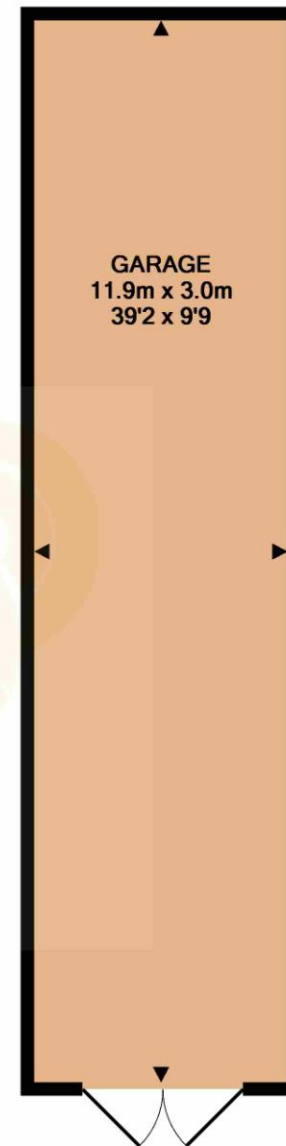




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents' Notes

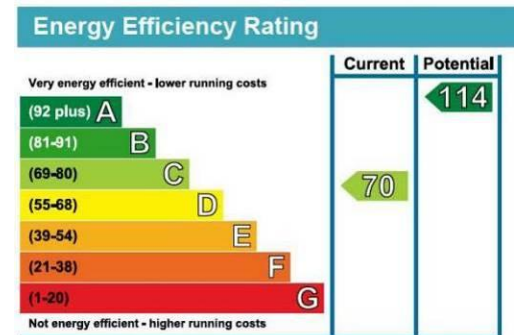
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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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