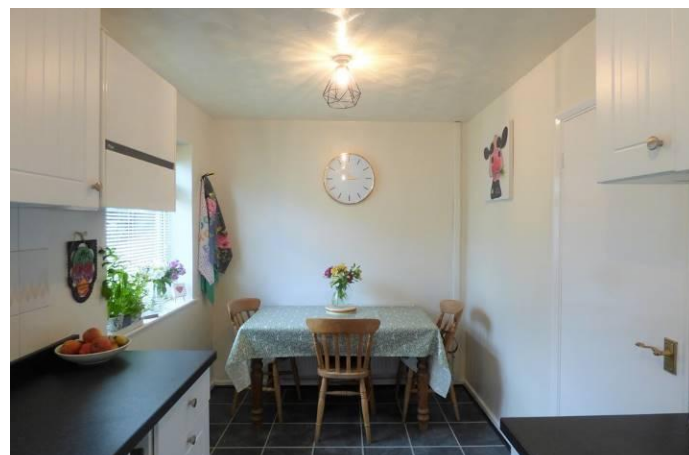


Farmdown Road
Baswich, Stafford, ST17 0AP



An exciting opportunity to purchase this well presented three bedroom semi-detached family home situated within Walton High School's catchment area and is being offered to the market with no upward chain.

£200,000

John German

Our property on Farndown road is situated in the ever popular area of Baswitch in Stafford which offers nearby amenities and facilities, and for Schools it falls within the catchment area of Leasowes Primary School which is rated outstanding and is situated only 0.6 miles away. For secondary School, the catchment area is for the highly regarded Walton High School.

This spacious family home comprises an entrance porch with a door into the hallway, having stairs rising to the first floor and a door leading into the living room which has a front facing UPVC double glazed bay window to the front, laminate flooring and a feature electric fire.

From the living room, a door invites you into the open plan kitchen / dining room with two rear facing UPVC double glazed windows, pantry store cupboard, a range of matching base and wall units with inset stainless steel sink and drainer, with space for a freestanding cooker. Off the kitchen, there is a door leading to the utility room which has a door into the integral garage and also a door out into the rear garden. The utility room currently houses both washing machine, tumble dryer and a free-standing fridge freezer.

To the first floor there are two generously sized double bedrooms, one with the benefit of fitted wardrobes, and the third bedroom is a well-proportioned single bedroom which is complete with a cupboard over the stairs.

The family bathroom comprises a store cupboard, bath with Myra electric shower over, low level WC, wash hand basin and chrome style heated towel rail.

Outside to the front, there is a low maintenance stone garden having borders stocked with various plants and shrubs, as well as a large block paved driveway with parking for three to four vehicles. There is also access into the single garage with up and over door.

To the rear of the property, there is a large lawned garden with well stocked borders, a greenhouse, and a patio seating area.

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

Services: Mains water, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/12102020

Local Authority/Tax Band: Staffordshire County Council / Tax Band C



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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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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