

Sycamore Drive

Stafford, ST18 0FB

John German





Sycamore Drive

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£350,000

A fabulous four bedroom detached corner plotted house with a south facing garden in a sought after village cul-de-sac, close to village amenities and the historic St. Peter's Church.

NO UPWARD CHAIN



Hixon is a popular village which lies between Weston, Stowe By Chartley, Great Haywood and is well connected to the nearby larger towns of Stafford, Rugeley and Uttoxeter. It is surrounded by farmland and countryside and is close to the local beauty spots of Blithfield Reservoir, the Shugborough Estate and Cannock Chase.

The uPVC double glazed and gas central heated accommodation includes an enclosed storm porch which leads into a good sized reception hall where the stairs lead to the first floor, with a storage cupboard below and a useful two-piece fitted guest cloakroom. Also leading off the hall is a separate study. There are two separate but inter-connecting reception rooms and a good sized conservatory. The front facing lounge has a bay window to the front, double doors to the hall and a traditionally styled fireplace surround. The separate dining room has direct access to the adjoining kitchen and patio door access to the uPVC double glazed conservatory, having lovely garden views and direct garden access.

Also enjoying a south facing garden aspect is the fitted breakfast kitchen, having a comprehensive range of cream fronted, base, wall and drawer units with contrasting worktops and splashback tiling, tiled flooring, built-in cooker, hob and extractor hood, appliance space for a fridge, freezer and washing machine, a breakfast bar area and patio leading into the conservatory.

On the first floor, a centre landing provides access to the four bedrooms, airing cupboard and large family bathroom. The master bedroom has a front facing window, a range of built-in wardrobes and a spacious white and chrome fitted en-suite shower room with partial tiling. Bedrooms two, three and four all enjoy a very pleasant rear facing aspect and bedroom two has its own en-suite shower room and built-in wardrobes.

The family bathroom is generously sized and features a raised corner bath, WC and wash hand basin, together with partial tiling.

Outside, there is a double garage with two up and over doors, rear personnel door, light and power.

There is driveway parking available in front of the garage, together with a lawned and shrubbery frontage which extends to the right hand side of the property and includes a gravelled area. The south facing rear garden is privately fenced and overlooks a small area of woodland to the rear. A curved, shaped, and paved patio lies next to a lawn which has shrubbery and perennial borders surrounding.

Agents Notes

1. Probate has been granted.
2. The property is offered with vacant possession.

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

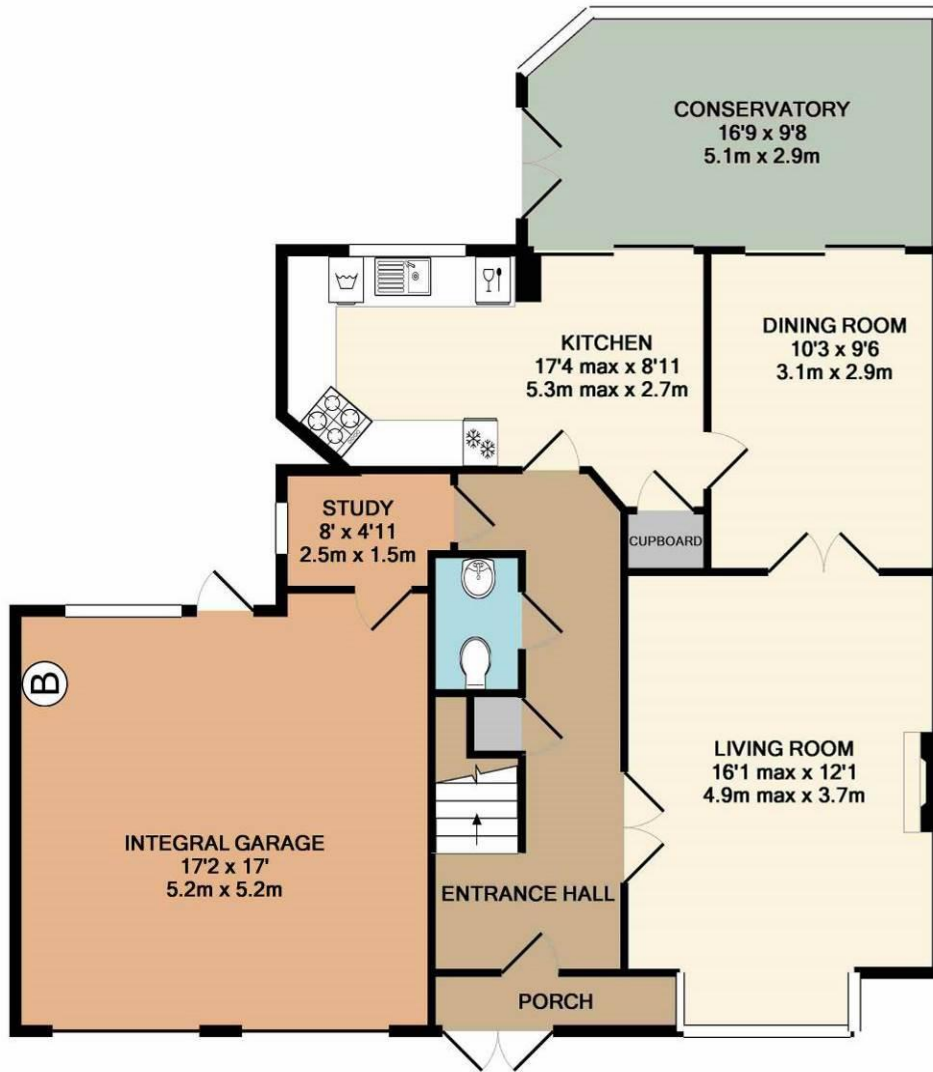
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

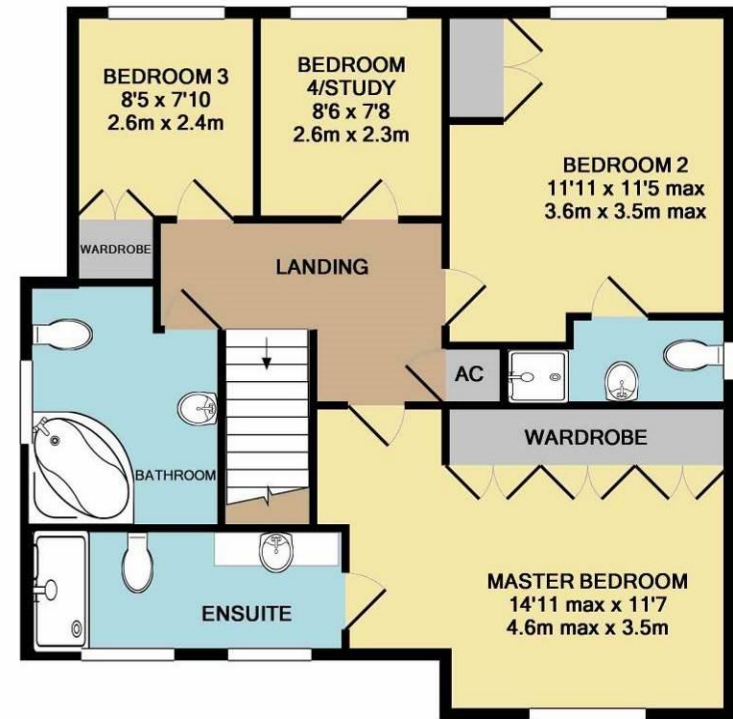
Our Ref: JGA/17122020







GROUND FLOOR
 APPROX. FLOOR
 AREA 1178 SQ.FT.
 (109.4 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 752 SQ.FT.
 (69.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1930 SQ.FT. (179.3 SQ.M.)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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