Colwich Crescent

Stafford, ST16 3XP







This three-bedroom dormer bungalow is situated within a ever popular residential area of Stafford and is being offered to the market with no onward chain.

£259,950

John German

This three-bedroom dormer bungalow sits proudly on Colwich Crescent within the ever-popular Kingston Hill area of Stafford. The home is being offered to the market with no onward chain and benefits from generous accommodation set over two floors. Situated a sought after and convenient location that is within easy reach to Stafford town centre that has a range of amenities including supermarkets, shops, bars, banks, restaurants and pubs, and a mainline railway station that offers regular services to London Euston, some of which take only approximately one hour and twenty minutes plus routes to Birmingham, Manchester, and Liverpool. Nearby road links include the A34 along with junctions 13 and 14 of the M6 providing direct access into the national motorway network. For local schooling, this property falls into the catchment area for St. John's CE Primary Academy and for secondary education it's The Weston Road Academy.

Internally the property comprise; An entrance door opens into the hallway with doors off to the living room, kitchen, bathroom, master bedroom and dining room.

The kitchen is fitted with a range of wall and base units with fitted worksurfaces over incorporating an inset sink along with space for various freestanding kitchen appliances and a UPVC double glazed window to the front aspect.

There is a spacious living room, a versatile ground floor master bedroom, ground floor bathroom plus a dining room with doors opening into the conservatory.

Upstairs there are two bedrooms, one large double bedroom with far reaching views and a second smaller single bedroom along with a guest WC.

Outside to the front of the home is a lawned garden with a variety of plants and shrubs adjacent to a driveway providing off-road parking for 2/4 cars giving access into the garage with an up and over door.

To the rear of the home is an enclosed garden laid mainly to lawn with a paved path and a variety of plants, trees and shrubs.

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.
We believe the first-floor conversion was carried out in 1974 by our Clients Late Parents, and our clients do not have any planning permission or building regulation documentation with this regard.
Property construction: Traditional
Parking: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC - 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/02112026

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.




John German


John German


John German


John German


John German

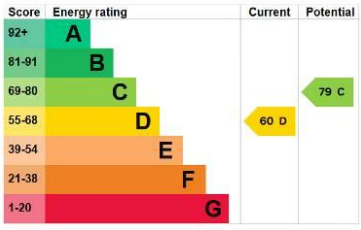












John German
5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR
01785 236600
stafford@johngerman.co.uk

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.