The Grange

Hyde Lea, Stafford, ST18 9BF

John German




John German

The Grange

Hyde Lea, Stafford, ST18 9BF

£475,000

An attractive and particularly well presented detached house situated in the exceptionally popular village of Hyde Lea. The house is beautifully appointed throughout and has the benefit of lovely established gardens and a double garage.



The reception hall provides the most welcome introduction to this lovely property, having stairs rising to the first floor landing, built-in shoe storage and additional seat with cupboard space beneath, feature wall covering to one wall and vertical radiator. Off the hall is a guest cloakroom fitted with a WC and wash basin. The delightful, well-proportioned lounge is dual aspect with a front facing bay window and French style double doors opening to the deck and garden at the rear. There is a feature wall covering to one wall, with a centrally positioned log burner and panelling surround. There is a spacious dining room, again having attractive feature wall covering to one wall. The breakfast kitchen has a comprehensive range of modern units with contrasting work surfaces having an inset sink and drainer, integrated hob with extractor canopy above, oven beneath, and a dishwasher (please note, the free-standing fridge freezer is not included in the sale). There is a tiled floor and double French style doors opening to the deck and garden. The separate utility room has further cupboards with a worktop and sink and drainer, plus space and provision for domestic appliances.

The first floor landing leads to four bedrooms, all benefitting from fitted wardrobes. The rear facing bedrooms enjoy particularly lovely and extensive views. The principal bedroom has an en suite comprising wet shower area with waterfall head and screen, WC, wash basin with integrated cupboard beneath and a vertical radiator. The other three bedrooms share the family bathroom, which is fitted with a bath with shower, pedestal wash basin, WC, attractive part painted panelled walls, exquisite tiling and chrome radiator.

The house is situated in a very pleasant cul-de-sac, standing back from the road behind a lawned foregarden with established borders and wisteria to the front of the house. The garden extends to the side and rear of the property where there is an excellent sun deck and lawn with borders and a raised vegetable area. The block paved drive at the front leads to the double garage which is semi-detached with a neighbouring garage.

Hyde Lea is an exceptionally popular village within a few minutes' walk of beautiful Staffordshire countryside, yet so convenient for the town centre which has an intercity railway station with regular services operating 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 Land Registry refers to covenants and easements and a copy of this is available upon request. It is quite common for some properties to have a Ring doorbell and internal recording devices.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Drive & double garage
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 F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/19052026
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.



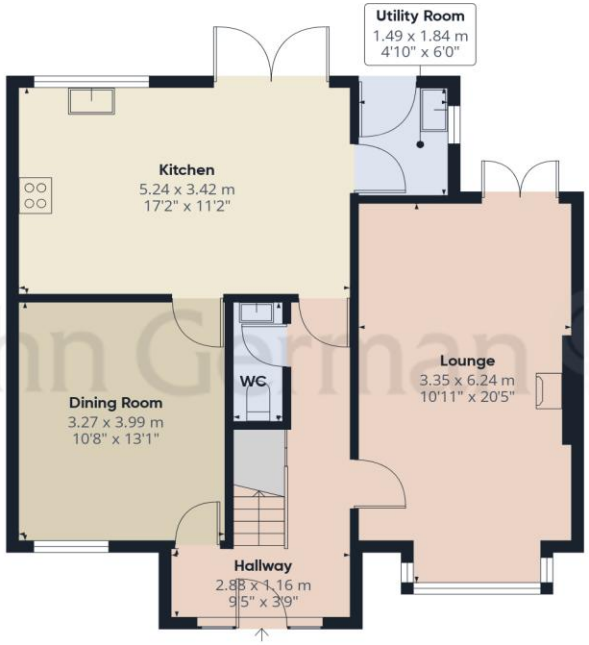



John German

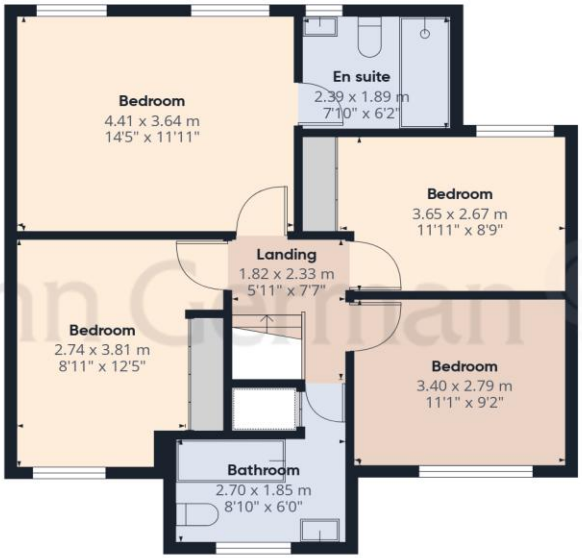

John German


John German

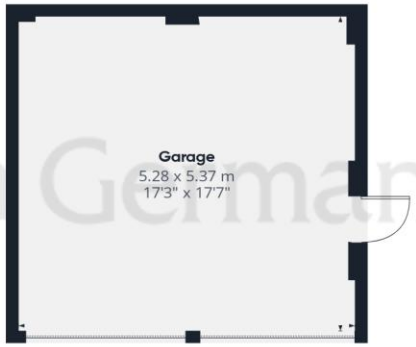

John German



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

John German

Approximate total area(1)

154.6 m²

1663 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









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.

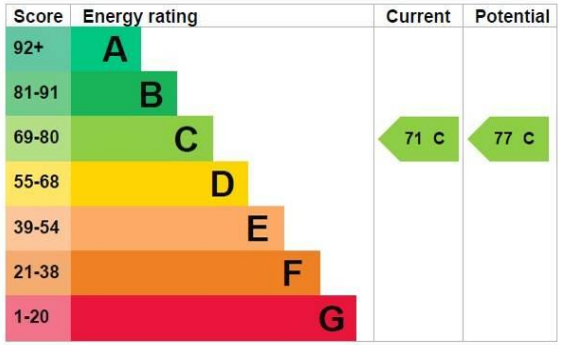
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.

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.



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

John German





