

AP MORGAN



Covers Lane, Staffordshire
Offers Over £300,000

Features:

- Beautifully presented, Two-bedroom bungalow.
- Exciting opportunity for downsizing and individuals with reduced mobility.
- Extra wide internal doors allowing easy use of mobility aids.
- Off street parking for multiple vehicles
- Automatic garage door,
- Spacious living room,
- Generously sized fitted kitchen,
- Rear conservatory,
- Substantial garage
- Private Estate surrounded by fields and walking trails
- Perfect for those looking for rurality and enjoying wildlife.



Description:

If you've been searching for a beautifully presented bungalow that gives you everything you need, all on one level and all in the right place, this could be the one.

Maintenance charge £1042 P/A

Tucked away on a private estate surrounded by open fields and walking trails, this is the kind of address that takes a little finding but stays with you long after you've left. It's quiet, it's considered, and it has been well looked after.

Step inside and it immediately feels right. The layout is clever and the finish is warm. Two generous bedrooms, a spacious living room, a well fitted kitchen and a rear conservatory that draws the outside in. The extra wide internal doors throughout make life easier for anyone using mobility aids, without ever feeling clinical or compromised. This is a home that has been thoughtfully designed, not simply modified.



Outside, there's off street parking for multiple vehicles, a substantial garage with an automatic door, and that rare sense of space and stillness that comes from having fields rather than fences as your neighbours. Wildlife on your doorstep, walking trails within reach, and just enough distance from the noise of everyday life to make coming home feel like it actually means something.

Whether you're downsizing, simplifying, or simply ready for somewhere that works harder for you, this one deserves a look in person.

Call us now to arrange your viewing. Early interest is expected and we'd love to show you around.

Details:

Entrance Hall

Living Room 17' x 13'9" (5.18m x 4.2m) Both Max

Kitchen 7'9" x 11'3" (2.36m x 3.43m) Both Max

Conservatory 8'10" x 10'6" (2.7m x 3.2m) Both Max

Bedroom One 12'8" x 9'7" (3.86m x 2.92m)

Bedroom Two 12'8" x 6'11" (3.86m x 2.1m) Both Max

Ground Floor Shower Room 5' x 5' (1.52m x 1.52m)

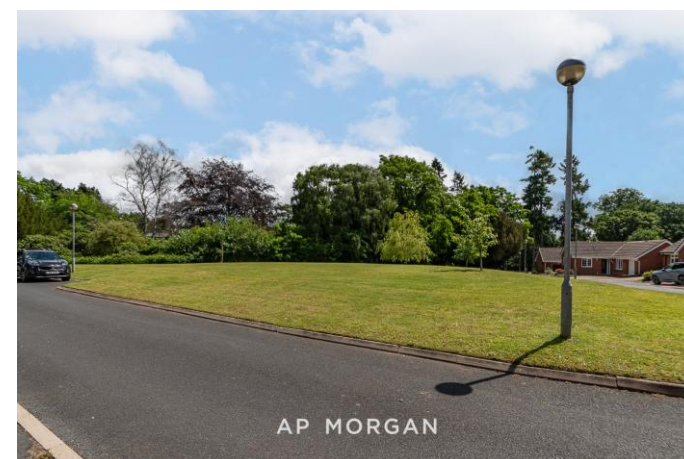
Garage 16'7" x 8'11" (5.05m x 2.72m)

EPC Rating: C

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

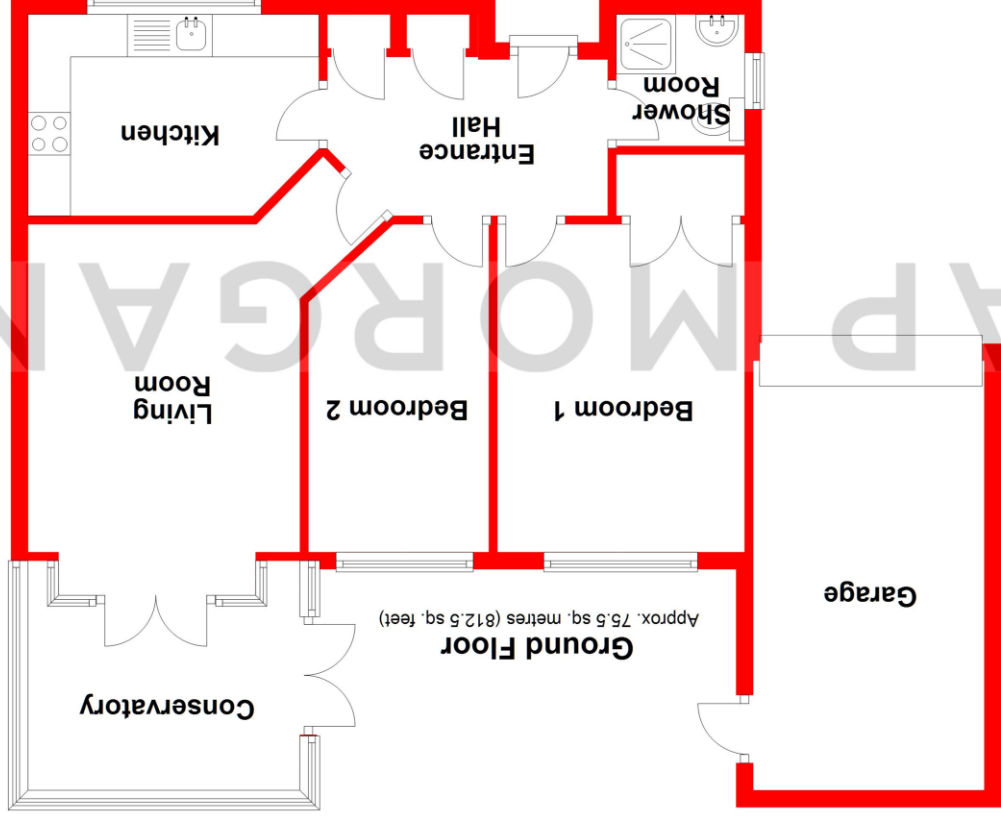
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 75.5 sq. metres (812.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Plan produced using PlanUp.

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