

Westhorpe Lane

Rowley Park, Stafford, ST17 9FJ

John
German







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Offers over £615,000

A wonderful family home which is so stylish, tastefully appointed and extensively improved with enormous care and thought since it was built in 2015.

Situated off a gated lane in an exclusive gated Rowley Park Estate.

The property benefits from quality contrasting flooring throughout in addition to a range of quality internal doors and door furniture starting with a solid main front entrance door opening into the reception hall. Here provides such a welcome introduction into this stunning, totally immaculate residence. Stairs rise to the first floor landing with a useful cupboard underneath and doors lead off to the ground floor accommodation including a splendidly appointed cloakroom that has full contrasting tiling and a white suite comprising low flush WC and a wash basin with integrated drawers beneath.

On your left double doors open into the stunning lounge that has a contemporary floor to ceiling feature fireplace incorporating an integrated wood effect electric fire and provision for a wall hung television above, with feature wall covering either side together with a grey modern radiator. Grey flooring runs throughout and extends through a wide opening into the conservatory having a vaulted ceiling and full height A frame window to the rear garden flooding the room with natural light. There is also a vertical radiator and bi-fold doors opening onto the terrace and garden.

Across the hall double doors open to a separate dining room that is light and airy courtesy of three windows.

Across the rear of the property is the splendid living and dining kitchen, the kitchen area is equipped with an extensive range of white high gloss units with contrasting work surfaces and a one and a half bowl sink and drainer with flexible mixer tap. A matching island unit incorporates a breakfast bar and a stainless steel gas hob with stainless steel and glass canopy above. In addition is a split level double oven, integrated fridge freezer and dishwasher. There are ceiling spotlights and square tiled floor extending into the dining/sitting area which has stylish wall covering and double French style doors set into a bay window opening out to the terrace and garden.

A separate utility room has a matching range of units, a sink and drainer with flexible mixer tap, an integrated washing machine plus space and provision for domestic appliances.

On the first floor there are four double bedrooms, two of which are en suite and the family bathroom.

The master suite comprises a spacious bedroom area, an excellent walk-in dressing room with hanging rails and shelving and an exquisitely appointed en suite with grey rectangular floor and wall tiling together with a shower having both waterfall and conventional heads, wash basin with twin drawers beneath, low flush WC and a chrome vertical towel radiator.

The second double bedroom also has the advantage of its own private en suite comprising shower, pedestal wash basin, low flush WC and downlighting.

The two further double bedrooms are served by the family bathroom that is again stunningly appointed having a freestanding oval bath with external waterfall mixer tap and shower, wash basin with twin drawers beneath, low flush WC, tall vertical radiator plus rectangular tiling and feature rock style tiling to one wall.

Outside

The property is situated off a very appealing private drive and the property itself has the benefit of a double width drive that gives access to the double garage. Part of this has been converted to an office and storage therefore the garage can now accommodate one car.

The front garden has been tastefully landscaped and has two lawns areas with brick blocked edged paths running through and slate borders that extend to the rear of the garage.

To the rear is an attractive paved sun terrace providing excellent outdoor entertaining space beyond which lies a lawn again edged in slate.

Rowley Park is a highly sought-after and exclusive private Estate where residents have access to a beautiful enclosed garden enclosed by wrought iron railings. The property is within walking distance of Stafford's mainline intercity railway station where there are regular services operating to London Euston. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

Agents Notes

There is a communal Greenspace charge to Trinity Service at a cost of £27 per month. In addition there is a charge of approx. £147 per annum payable to private Rowley Park, in return a key gives access to the communal gardens plus two fobs for the barriers between areas of Lawn Road. This enables easy access to Newport Road or Wolverhampton road.

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 www.staffordbc.gov.uk

Our Ref: JGA/17032021

Local Authority/Tax Band: Stafford Borough Council / Tax Band F





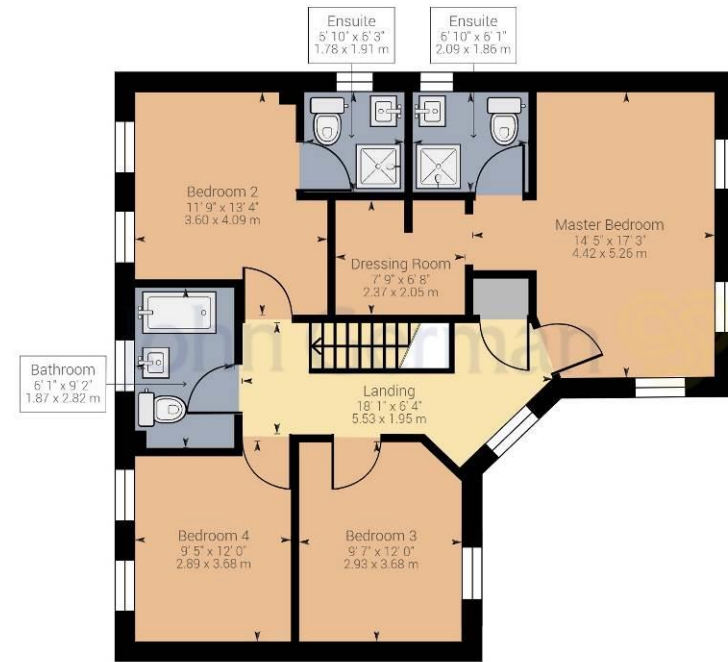








Ground Floor



1st Floor

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Private Communal Gardens



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		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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