

Williams Close

Castlefields, Stafford, ST16 1AW

John 
German





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£350,000

A four bedroom detached executive style family home situated in a quiet cul de sac in the popular area of Castlefields.



Tucked away in the corner of a cul de sac is this wonderful family home offering spacious accommodation and a good sized rear garden. It is conveniently located only a short distance from Stafford's rail station that offers regular services to London Euston taking approximately one hour and twenty minutes. Nearby road links include junctions 13 and 14 of the M6 motorway. For schooling it falls in the catchment areas for Castlechurch Primary School and King Edwards VI High School.

The property has uPVC double glazing and begins in the reception hall that has stairs rising to the first floor and a door into a useful home office that is a light room with a laminate floor, a large window to the front and a door into the double garage.

Also off the hall there is the guest cloakroom with a two-piece suite and a side facing window.

The well-proportioned living room is dual aspect with a front facing window and French doors leading out to the rear garden.

Across the rear is the spacious breakfast kitchen that has ceiling spotlights and is equipped with a wide range of base and eye level units with roll top work surfaces over incorporating an inset stainless steel sink and drainer set below a rear facing window. Integrated appliances comprise an electric oven, gas hob and a concealed extractor hood. There is space for an under counter fridge and dishwasher plus space for a freestanding fridge freezer. From the dining area, French doors lead to the rear garden and double doors lead back into the hall. Off the kitchen is a useful utility room that has an inset stainless steel sink and drainer, space for a washing machine and tumble dryer, further units and a door out to the side.

On the first floor the rear facing master bedroom has fitted wardrobes and its own private en suite shower room fitted with a three-piece suite and a heated towel rail.

There are three further bedrooms, two of which have built-in storage, all served by the refitted family bathroom that has a white panelled bath with shower over, low level and WC set into a vanity unit, chrome style heated radiator, ceiling spotlights and modern tiling.

Outside to the front there is a tarmac driveway providing ample off road parking leading to the double garage with up and over doors.

To the rear is a lovely garden having a block paved patio having steps up to a slightly raised lawn with planted display borders.

Notes: The boiler was last serviced in December 2020. Some internal works have been done to the property, there doesn't appear to be any relevant paperwork.

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

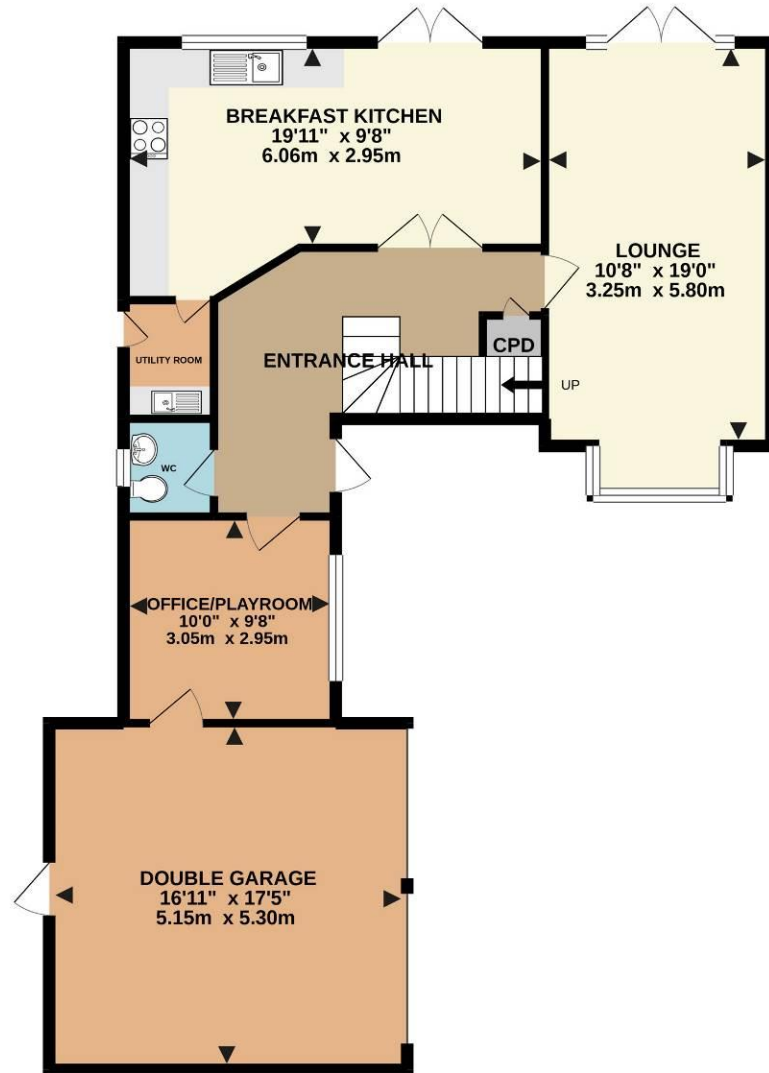
Our Ref: JGA/20052021

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

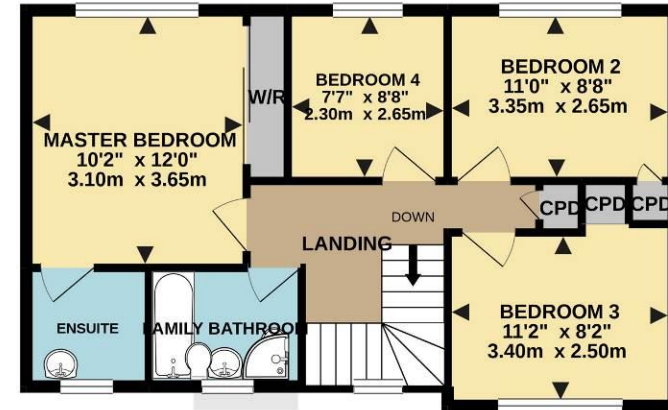




GROUND FLOOR



1ST FLOOR



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.
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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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