

# Vicarage Way

Rowley Park, Stafford, ST17 9AD

John  
German









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Asking Price Of £435,000

A spacious detached home occupying a truly delightful plot with lovely garden and situated within this highly sought after residential location.





There is an exceptionally spacious reception hall providing a most welcome introduction to this property with an open staircase rising to the first floor landing, spacious cloaks cupboard off and ground floor shower room comprising shower, wash basin and WC set into an integrated unit with cupboard.

There is an elegant lounge which is light and airy courtesy of a front facing bow window and double French style doors opening to the terrace and garden and a regency style fire surround providing a focal point.

The separate formal dining room has a bow window overlooking the delightful garden and wide folding doors opening to the reception hall which combined makes an excellent entertaining space.

The dining kitchen has an attractive range of high and low level units with contrasting work surfaces and an inset twin bowl sink and drainer which is set into a peninsular range of units. Integrated hob and double oven, tiled splash backs, tiled floor to the kitchen area and wood effect flooring to the dining area which has a rear facing window and French style double doors opening to the terrace and garden. From the kitchen there is a sliding door to the utility which has a circular sink and space and provision for domestic appliances.

To the first floor there are four bedrooms, all with built-in wardrobes, three of which are double in size. The

Bathroom has a white suite comprising bath, separate shower, wash basin with integrated cupboard beneath, low flush WC, chrome towel radiator and an airing cupboard.

Outside there is a gravel drive giving access to the garage and also leads to a block paved drive that has a useful covered side space. The lawns extend to the front, side and rear of the house and there is an array of mature trees and abundantly stocked borders. A paved rear sun terrace with dwarf wall has access to both the dining area of the kitchen, and the lounge. A path leads to a secluded summerhouse and garden shed located in a secluded and private area of the garden.

Rowley Park is a private park and one of the most sought after areas within Stafford. It is within walking distance of the town centre and intercity railway station which provides regular Virgin services to London Euston and taking only approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

**Agents Notes:**

- 1) There are Tree Preservation Orders on 4 oak trees, 3 yew trees and 1 cypress.
- 2) Rowley Park is a private park and there are annual charges, we are currently awaiting confirmation of the amount.
- 3) There are covenants appertaining to the Rowley Park Estate.

**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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency);  
<https://www.staffordbc.gov.uk/>

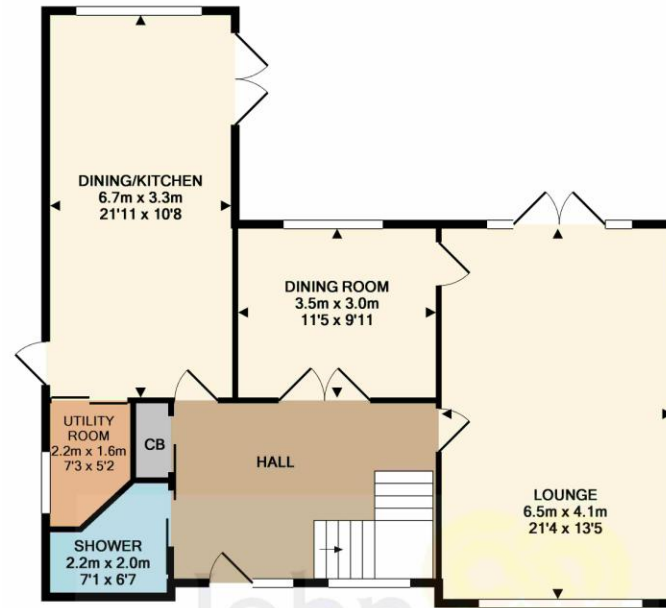
**Our Ref:** JGA/28052021

**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 floor plan 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		
69-80	C		78   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		



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