

Cannock Road

Stafford, ST17 0QL

John
German





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£575,000

This stunning, traditional, detached house has absolutely everything, being stylishly appointed and beautifully presented throughout. Highlights include an excellent living dining kitchen, separate lounge, four bedrooms, and a beautiful extensive rear garden.



Accommodation

The impressive reception hall provides the most welcoming introduction to this lovely family home, having two useful cupboards, stairs rising to the first floor, and a cloakroom off comprising, WC and wash basin.

There is a delightful lounge with a deep, front-facing window, a traditional fire surround with open fireplace, and a feature wall covering to one wall.

The semi-open plan living dining kitchen is a stunning space, being tastefully appointed throughout with a comprehensive range of cream units with stainless steel accessories and wood-effect work surfaces. Also incorporated is a ceramic 1.5 bowl sink with drainer, an integrated stainless-steel hob with extractor over and oven under, a dishwasher, tiled splashbacks and a part-vaulted ceiling with rooflights.

The kitchen area opens to a delightful sitting area which has double French style doors opening onto the rear terrace and garden, together with part-vaulted ceilings with a lantern style roof.

A wide opening leads to the dining area which has a slightly elevated marble fireplace with gas coal-effect fire.

Additionally, there is an excellent utility space having a matching range of units, Belfast style sink, space and provision for appliances, plus tiled flooring and direct access to the garage.

To the first floor landing, there are additional stairs rising to the second floor loft conversion. Initially, there are three well-proportioned bedrooms, in addition to a superbly appointed bathroom which enjoys a spa bath, corner shower, wash basin, WC, chrome vertical towel radiator, full-height tiling and downlighting.

On the second floor, there is a loft conversion providing the principal bedroom suite which does have restricted ceiling height in places, together with the benefit of two Velux rooflights with downlighting, and off which leads an en-suite comprising tiled shower, low flush WC, pedestal wash basin, chrome towel radiator and a Velux rooflight.

Outside, the house stands well back from the road, beyond a spacious block paved driveway capable of parking numerous cars, combined with a circular bed and further mature side borders. Access is also given to the single garage.

To the rear of the property, there is a paved sun terrace with steps down to a beautiful garden, benefitting from a traditional fishpond with stone wall, plus a spacious lawn with deep and abundantly stocked borders. The garden continues to a further lawned area, again having a variety of borders, beds and mature trees. There is also a greenhouse included.

This property is positioned within an exceptionally sought-after residential area within easy walking distance for local shops and an excellent Butchers, together with being within the catchment for local schooling, including the popular Walton High School.

Easy access is available for J13 of the M6 which provides direct access into the national motorway network and M6 toll. Stafford has an intercity Railway Station with regular services operating to London Euston, some of which only take 1hr 20mins.

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.

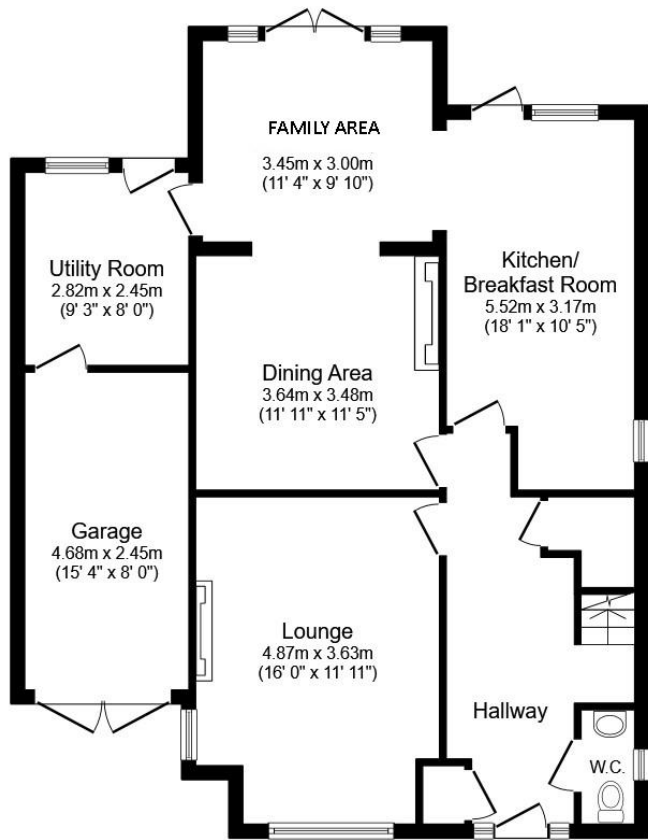
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.staffordbc.gov.uk/planning-public-access

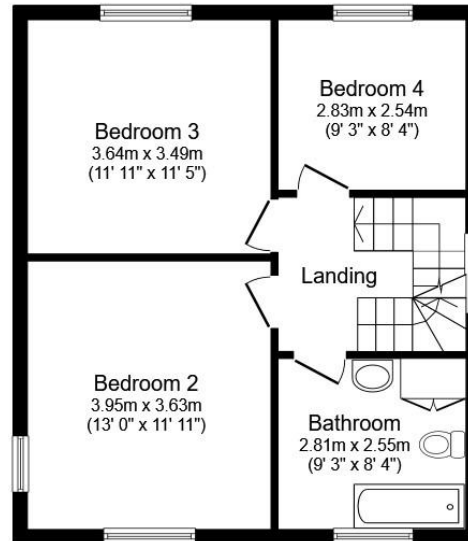
Our Ref: JGA23052022 **Local Authority/Tax Band:** Staffordshire County Council / Tax Band E



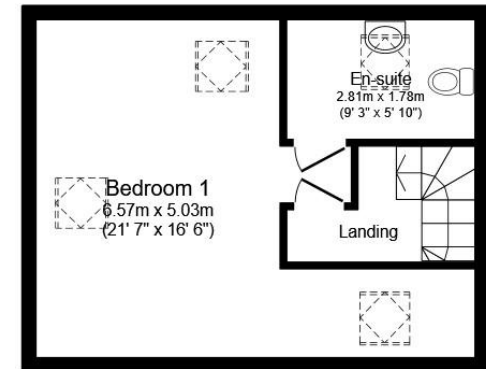




Ground Floor



First Floor



Second Floor

Total floor area 174.3 sq.m. (1,876 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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		71 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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