

Oakridge Close

Stafford, ST17 0PT

John 
German





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Offers In Excess Of £375,000

An excellent opportunity to acquire a lovely detached family home that provides flexibly arranged accommodation having both ground and first floor bedrooms and two bath/shower rooms. Occupying a corner plot within a sought-after location.



This versatile home is situated in one of the most sought-after locations within Stafford, in walking distance of both primary and senior schools. It is also well placed for local shopping facilities at Wildwood and Bridle Road. The county town centre of Stafford has an intercity railway station providing regular services operating to London Euston, some of which take only approximately one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Accommodation - Step inside the reception hall where stairs rise to the first floor with a useful under stairs cupboard.

The lounge has a marble fireplace housing a gas coal effect fire, a front facing window and a wide opening to the open plan conservatory which enjoys views of and access out to the private rear garden.

The kitchen is fitted with an extensive range of units including a carousel unit complemented by granite effect works surfaces incorporating a sink and drainer. There is an integrated fridge and dishwasher, a useful pantry and the Glow Worm boiler. A door leads to an outer lobby that incorporates a useful storage area. A wide opening and sliding folding doors opens to the excellent dining room.

The principal bedroom is located on the ground floor with built in mirror fronted wardrobes and double French style doors opening to the delightful garden. Lying adjacent is the bathroom having a bath with shower and screen above, pedestal wash basin, low flush WC, full tiling and also houses the airing cupboard.

The first floor landing has useful storage space in the eaves and gives access to two double bedrooms, one of which has useful further eaves storage and the other has fitted bedroom furniture. These are served by a superbly appointed and fully tiled shower room having a double width shower with both traditional and waterfall heads, wall hung wash basin and WC.

Outside - The property occupies an extremely spacious and impressive corner plot. There are very generous lawned areas with dwarf wall and path leading to a further lawn that enjoys a wealth of mature and abundantly stocked beds and borders. To one side of the property is a secure wrought iron gate leading to a path that continues to a secluded and private lawn having established planted borders.

To the other side of the property a drive leads to a detached garage.

Agents Notes:

Please note there is central heating in all rooms except the living room, this being heated by a gas fire.

The property does not have a registered Title with Land Registry.

Internet is not currently connected.

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

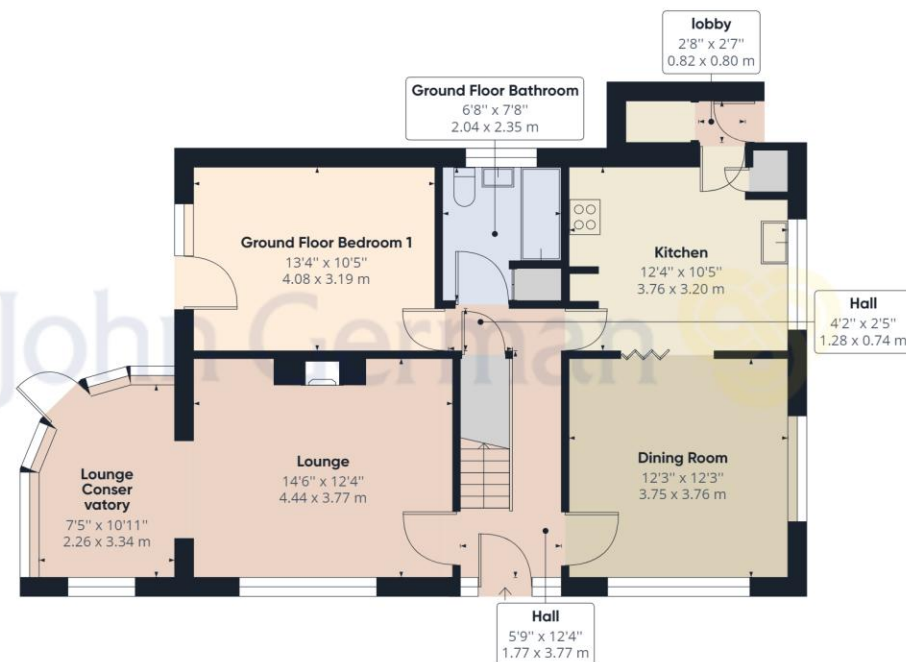
www.staffordbc.gov.uk

Our Ref: JGA/13092022

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





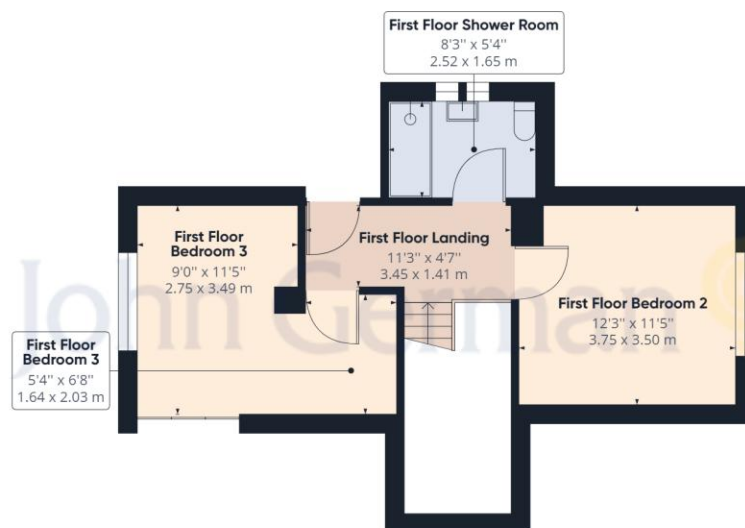


Ground Floor Building 1

Approximate total area⁽¹⁾

1238.66 ft²

115.07 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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