

# Overhill Road

Stafford, , ST17 0QA

John  
German





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£675,000

**This outstanding house has recently undergone a complete renovation refurbishment programme and is presented to such a high standard. Extended, totally re-plumbed, re-wired and the central heating system has the benefit of underfloor heating to the ground floor.**



An impressive open plan reception hall provides a most welcoming introduction to this fabulous and beautifully presented house. There is a steel staircase with stainless steel glass balustrade rising to the first-floor landing, feature wall covering, useful built-in cupboard and porcelain tiled floor which extend into the open plan butlers preparation area which has quartz work surface, recess sink, cupboards and wine cooler.

Off the hall is a luxurious ground floor bathroom which again is beautifully appointed and complemented by full splendid tiling to the walls and floor. There is an oval free-standing bath with free standing tap and shower, wash basin with integrated drawers beneath, separate WC, recessed display alcoves, down lighting and vertical towel radiator.

The simply stunning breakfast kitchen is presented to such a high and tasteful standard having a wonderful range of contemporary style units, contrasting quartz work surfaces with recessed sink which extends to the dining bar. Integrated appliances comprise of; induction hob with concealed extractor canopy above, two Neff tilt and slide ovens with warming drawers beneath, coffee machine, microwave, fridge and two dishwashers. Downlighting is incorporated as a feature central ceiling plinth and there is an opening to the utility room with a further range of matching units, space and provision for a washing machine and an integrated freezer.

There is an outstanding open plan sitting and dining area, the dining area is extremely spacious and has bi-folding doors opening to the garden and a porcelain tiled floor. There is a wide opening to the sitting area which has a feature full height contemporary tiled fireplace with a Stovax log burner.

There is a separate home office with downlighting, access into the garage and a cupboard housing the boiler.

The first floor landing has doors opening to four bedrooms, the principal bedroom having built-in mirror fronted wardrobes across the full width of one wall and an excellent ensuite, again which is exquisitely tiled floor to ceiling, a wet shower area with both waterfall and conventional heads. There is also a wash basin with integrated drawer, WC, downlighting and chrome towel radiator.

Completing the accommodation is the family shower room which again has full height tiling, spacious shower with both traditional and waterfall heads, WC and a wash basin set into an integrated unit with cupboard. There is downlighting and a chrome towel radiator.

The house stands back from the road behind an inner drive which provides parking for numerous vehicles and also gives access to the garage which has a remote-control electric door. To the rear of the property lies a very attractive sun terrace with brick retaining wall and a covered barbeque area. There is a lawn beyond with garden store.

The property is situated in this enormously popular location and is within easy walking distance for reputable schools of all ages. There are nearby shopping vicinities at Wildwood, excellent intercity rail station in Stafford town centre with many journeys to London Euston taking only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 Toll.

**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)

**Our Ref:** JGA/300822

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







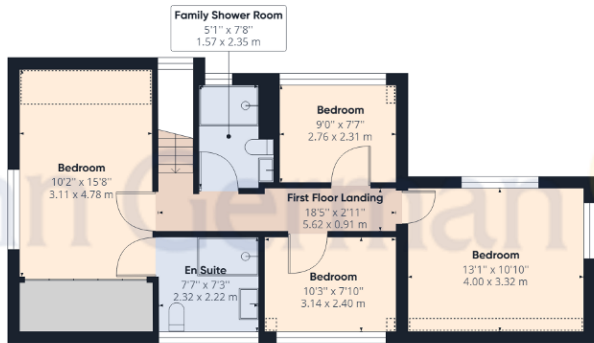
Ground Floor Building 1

**Approximate total area<sup>(1)</sup>**

2137.53 ft<sup>2</sup>  
198.58 m<sup>2</sup>

**Reduced headroom**

46.38 ft<sup>2</sup>  
4.31 m<sup>2</sup>



(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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



### 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		69   C
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		



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