



An excellent opportunity to acquire a superb detached house that has been in the same family ownership since it was built. Occupying a particularly impressive plot with spacious drive and a beautiful, extensive rear garden that backs onto a golf course. No upward chain.

£430,000

John German

The property is situated in a highly desirable and established location that is very convenient for the county town centre and for the intercity railway station that has regular services operating to London Euston, some of which take approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

Step inside the reception hall with a parquet floor, stairs rising to the first floor with a useful under stairs cupboard and immediately on your right is a guest's cloakroom with a two-piece suite.

The living room runs full depth of the property with a tiled fireplace. The room is dual aspect with a front facing window and patio doors leading to the terrace and garden beyond. A parquet floor extends into the adjacent separate dining room that has a brick fireplace and window enjoying views over the rear garden. From here a door opens to the breakfast kitchen with a range of wooden units with in-laid work surfaces, a sink and drainer, hob and oven. Access leads to a covered side area that has external access to the front and rear plus internal access to the garage.

On the first floor landing there is loft access to roof space. There are three good sized bedrooms, all of which enjoy views over the garden and golf course beyond. Completing the accommodation is the bathroom having a three-piece suite.

Outside the property has a truly enviable and extensive plot. It stands well back from the road beyond a drive and half height wall with wrought iron railings. There is an established lawn and spacious drive that gives access to the garage.

To the rear lies a paved sun terrace with retaining wall, deep borders and central steps leading to an extensive lawned garden that has a side path and a greenhouse. Steps lead to a further area of the garden that has an adjacent productive area and a garden store. To the other side of the garden an established border has a retaining wall and a further paved and partly walled sun terrace. As previously mentioned the garden has a lovely backdrop as it backs onto the golf course.

Notes: The property does not have a registered title. Probate has been granted. There is asbestos in the loft of the main house and also in the garage.

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.staffordbc.gov.uk

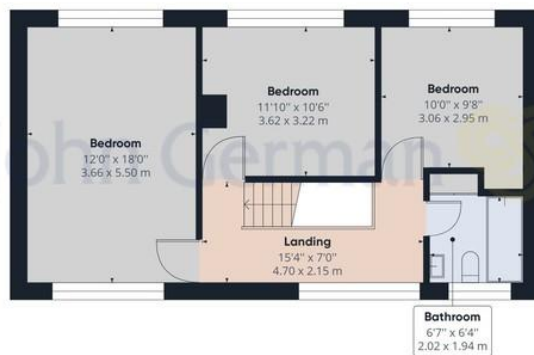
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/08112022

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



Ground Floor Building 1



Floor 2 Building 1

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Approximate total area⁽¹⁾
1478.75 ft²
137.38 m²

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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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.

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