



A luxury ground floor apartment
situated within this striking arts &
crafts Grade II listed building.

£250,000

The Shawms is a breath-taking Grade II arts and crafts property, built in 1906 and sits in well-kept communal gardens and is located within the convenient and highly desirable location of Radford Rise is Stafford.

The property comprises a beautiful entrance doorway leading into the communal hall, shared with this apartment and one other, and a private entrance door opening into the hallway. There is a stunning tiled floor, an opening into the living room and doors off into the breakfast kitchen, bathroom, cloakroom and two spacious bedrooms.

The living room is a fantastic entertaining space and offers a wealth of character with a beautiful fireplace, original oak wood block parquet flooring, two windows and a door to the rear aspect overlooking the gardens.

The spacious breakfast kitchen has original parquet flooring, window to the side aspect and a bay window to the front. There is space for a dining table and chairs and a kitchen fitted with a range of matching wall and base units with laminate worksurfaces over.

The master has fitted wardrobes and a large bay window to the rear aspect overlooking the communal gardens.

The second bedroom is a further generous room with a beautiful fire surround, windows to both side and rear aspect.

The bathroom comprises half tiled walls and flooring, corner shower cubicle with electric shower, bath, low level WC, wash hand basin, wall mounted radiator and window to the front aspect.

There is a separate cloakroom with half tiled walls and flooring, low level WC, wash hand basin and window to the front aspect.

Outside, the property has a large green area to the front with an in and out driveway, a separate garage to the side of the property and well-kept communal gardens to the rear. The flat also has the private use of a large patio overlooking the garden, with a pull down awning shade.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

999 year lease from January 1965. Annual service charge £900 paid monthly (£75 per month).

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/20012023

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







AWAITING EPC MEDIA



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Agents' Notes

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