

Eccleshall Road

Stafford, ST16 1PE

John 
German





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£525,000

An outstanding detached house which is impeccably presented throughout. Occupying a delightful plot and situated in a service road off the established and sought after Eccleshall Road.



ACCOMODATION A covered porch leads to a reception hall off which leads a sitting room/fifth bedroom with downlighting and front facing bow window. There is an inner hall with superb modern staircase with wrought iron spindles rising to the first-floor landing, understairs cupboard in addition to a cloaks cupboard.

There is a luxurious and beautifully appointed wet room which has exquisite tiling, wall hung wash basin, WC, electric shower, chrome vertical towel radiator and roof light.

The elegant and well-proportioned lounge has a modern marble fireplace incorporating a flame effect electric fire, front facing bay window, double French style doors and full height side windows open to the terrace and garden.

The magnificent living/dining kitchen features a superb range of units with wooden work surfaces and a one and half bowl ceramic sink and drainer. There is an integrated dishwasher and a separate matching dresser style unit which also incorporates a full height integrated fridge. There is an island unit with dining bar, further cupboards and wooden work surface. The range master oven is not included within the purchase price, however is available by separate negotiation. There is downlighting and a spacious living and dining area with full width bi-folding doors opening to the extensive rear garden.

Exceptionally spacious utility room which again has an extensive range of high and low level units, wooden work surfaces and space and provision for domestic appliances. There is also downlighting, a n outer rear door and an internal door to the enclosed side entrance which has a front door.

The first floor landing has an airing cupboard which houses the gas boiler and off which leads four bedrooms. In addition, there is a bathroom with a white suite having shaped bath incorporating a shower with conventional waterfall heads, wash basin with integrated cupboard, full height tiling, downlighting, chrome towel radiator and there is a separate WC with WC and wash basin which also has an integrated cupboa rd.

The house stands well back from the road beyond a service road and there is a brick block paved drive and lawned area. To the rear of the property there are paved sun terraces with an extensive lawn beyond having mature trees, bushes and a spacious garden store.

Eccleshall is one of the most sought-after and established roads in Stafford, its exceptionally convenient for the town centre, rail station where there are regular services to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 14 of the M6 is also close by and 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).

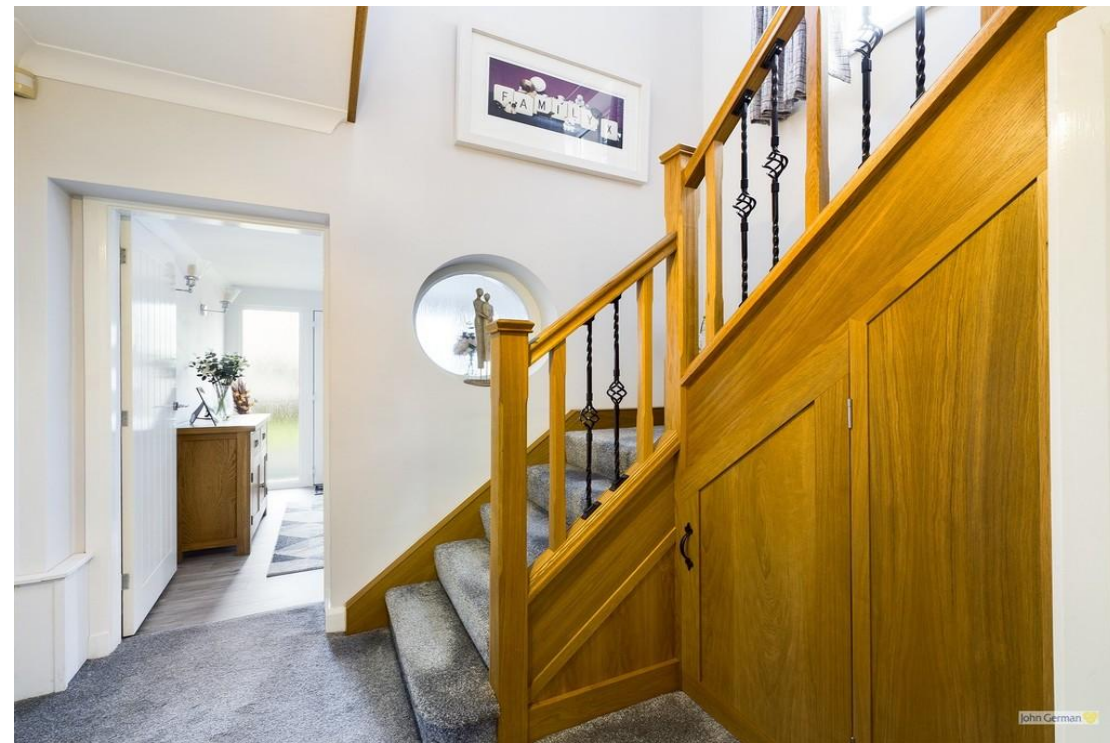
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

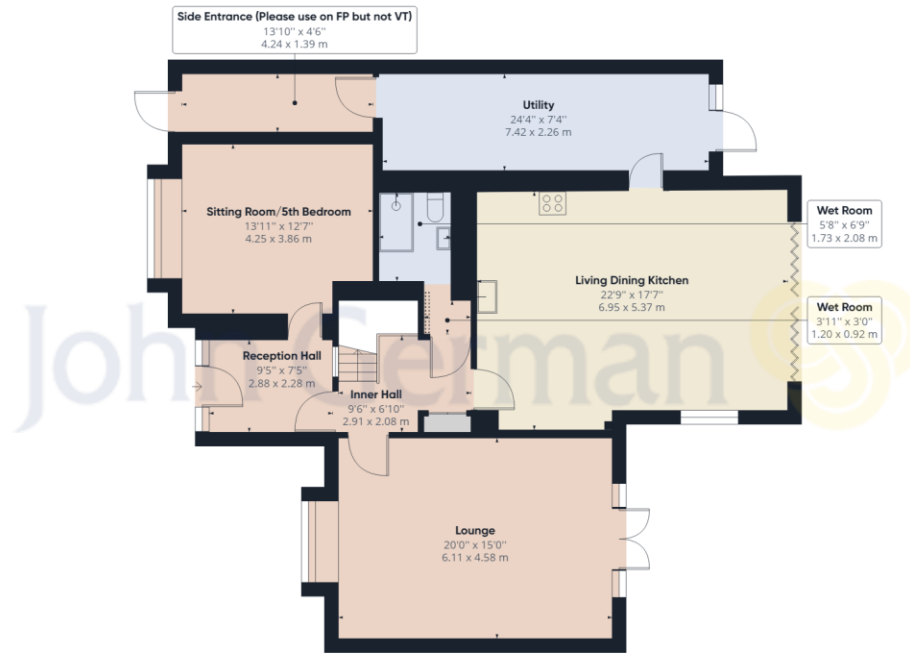
www.staffordbc.gov.uk

Our Ref: JGA/23022023

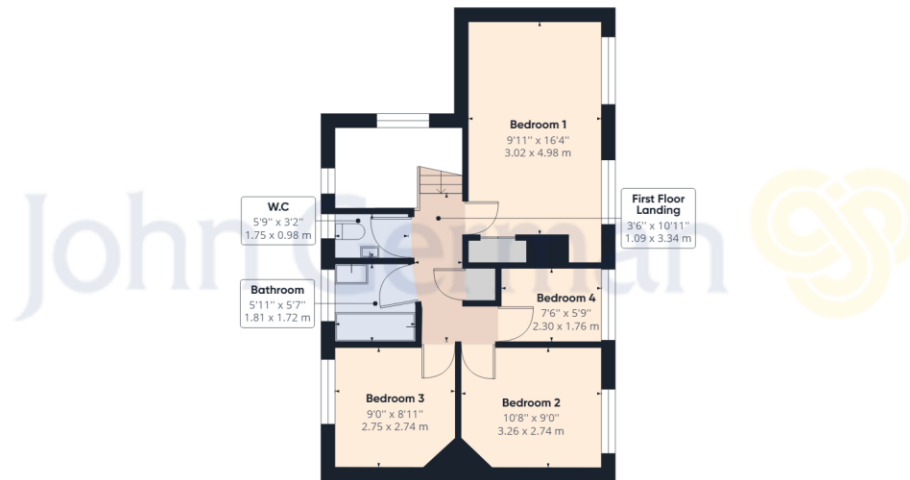
Local Authority/Tax Band: Stafford Borough Council / Tax Band F







Ground Floor



Approximate total area⁽¹⁾
1862.08 ft²
172.99 m²

Reduced headroom
1.10 ft²
0.10 m²

(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		
55-68	D	61 D	74 C
39-54	E		
21-38	F		
1-20	G		



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