

Savoureuse Drive

Stafford, ST17 4XU



An excellent family home that provides particularly well planned and spacious accommodation. Situated in a sought after location that is very handy for both the town centre and for junction 13 M6.

£360,000

John German 

Accommodation - Step inside the reception hall that has an in-laid mat with tiled floor beyond plus stairs rising to the first floor landing with a useful cupboard below. A guest's cloakroom has a low flush WC, pedestal wash basin, tiled floor and tiled splash backs.

The superb dining kitchen has a superb range of gloss units with stainless steel accessories and contrasting work surfaces incorporating a sink and drainer alongside a five burner gas hob with glass splash plate and extractor canopy above. Other integrated appliances comprise a split level double oven, fridge/freezer and dishwasher. There is also a fitted dining table, a delightful bay with French doors opening to the garden plus an internal door to the garage store.

An elegant and well proportioned lounge has a front facing bay window and an attractive contemporary style fire surround with marble hearth and inset housing a coal effect gas fire. Glazed double doors open to a separate dining room that has half panelled painted walls and patio style doors opening to an excellent conservatory which has direct access to the garden.

The attractive first floor leads to five bedrooms, the principal bedroom has the luxury of its own en suite comprising pedestal wash basin, WC and shower.

The four remaining bedrooms are served by a well appointed shower room fitted with a three piece suite.

Outside to the front is a driveway capable of parking three/four cars giving access to the garage which has a remote roller shutter door. The garage currently has a range of fitted units and space and provision for a washing machine and dryer, however could easily be turned back to facilitate a car.

To the rear is a delightful and abundantly stocked terrace style garden which has a wealth of mature trees and bushes plus a water feature.

The property is situated in an exceptionally convenient location within walking distance of the retail park, town centre and excellent access to M6 junction 13.

Agents notes:

The property is situated off a shared private drive. We understand there are covenants prohibiting the storage of caravans or motorhomes.

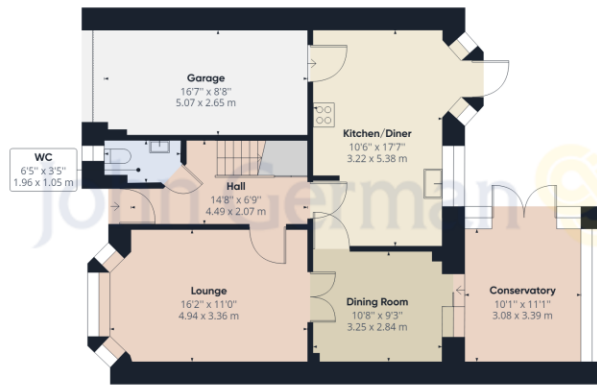
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

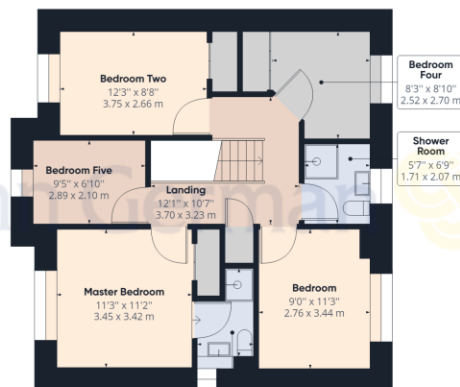
Useful Websites: www.staffordbc.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10032023

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
 1526.36 ft²
 141.80 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		82 B
69-80	C	72 C	
55-68	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.

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.

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