

# Ebony Close

Stafford, ST16 2TW

John German





A photograph of a garden with a stone patio, a wooden shed, a dining table, a barbecue, and various plants. The garden is enclosed by a dark fence and has a large tree in the background. The sky is blue with some clouds.

## **Ebony Close**

**Stafford, ST16 2TW**

**£365,000**

**An impressive six bedroom largely improved detached family home situated within walking distance of Stafford's town centre and railway Station.**

The current owners have done an excellent job transforming this what was originally a four bedroom property into a spectacular versatile and spacious six bedroom detached home it is today, with excellent interior design and generous versatile accommodation over three floors this property will be sure to appeal to a wide range of buyers.

The property is situated within walking distance to Stafford's town centre that is home to range of high street shops, bars, cafes and restaurants along with its own mainline intercity railway station offering regular services to London Euston and nearby road links include junctions 13 and 14 of the M6 which provide direct access onto the national motorway network. For families this property on Ebony Close falls into the catchment area for Doxey Primary School and for secondary education its King Edward VI High School.

Step inside the entrance hall that provides a welcome introduction into this fantastic versatile family home. On your right is a well proportioned living room that overlooks the front. Across the hall is a ground floor bedroom with the benefit of its own en suite wet room.

Across the rear is the excellent sized dining kitchen that extends to the full width of the property. The kitchen area has a comprehensive range of base and wall units with contrasting worktops and tiled floor. The dining area has plenty of space for a table and chairs and opens directly into the conservatory, perfect for families and entertaining. The conservatory is a great sized room that provides an additional reception area, overlooking and giving access to the garden.

On the first floor there are four bedrooms and the family bathroom, the master bedroom has the luxury of its own en suite shower room.

Climb the stairs to the second floor loft-style bedroom which is a wonderful addition, also having the benefit of its own en suite shower room.

Outside to the front of the property is a block paved driveway providing ample off road parking. The rear of the property is partly lawned and also has a decorative paved seating area plus a summerhouse.

**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.

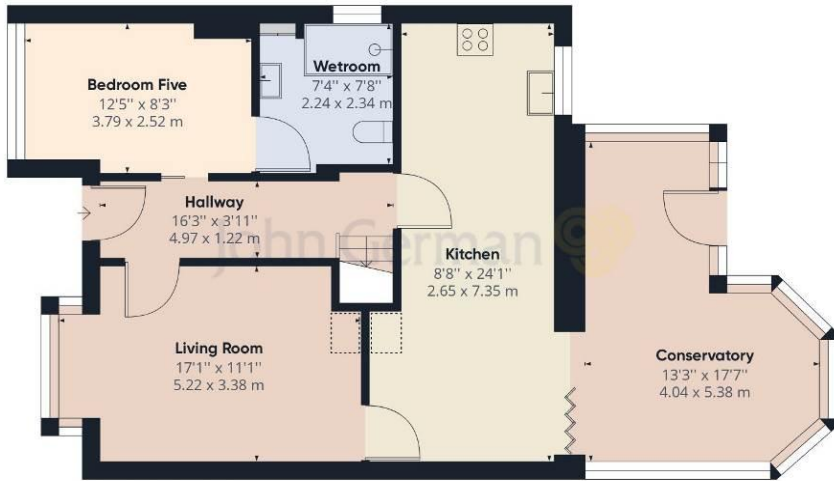
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/13042023

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







Ground Floor



Floor 1



Floor 2

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

1702.10 ft<sup>2</sup>

158.13 m<sup>2</sup>

**Reduced headroom**

47.27 ft<sup>2</sup>

4.39 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.

**GIRAFFE360**



### 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             |         | 83   B    |
| 69-80 | C             | 75   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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