

The Crescent

Eccleshall, Stafford, ST21 6AZ



An exceptional family house with a lovely and spacious mature garden. Within easy walking distance off the thriving small town of Eccleshall.

£235,000



John German 

The reception hall has stairs rising to the first floor landing and off which leads a delightful sitting room with front facing bow window.

There is a spacious dining room with stone fireplace and patio doors open directly into the conservatory which enjoys lovely views of the super garden and also giving access to the terrace and garden.

The kitchen has an attractive range of high and low level units with granite effect worksurfaces, tiled splashbacks and a lobby with understairs storage which also has space and provision for a washing machine. There is an outer door leading to the very useful utility area with brick WC and brick store off.

Off the first floor landing leads three bedrooms, which comprise two doubles and a good sized single bedroom.

The attractive bathroom has a white suite having contrasting tiling and comprising bath with electric shower and screen above, pedestal wash basin, low flush WC and a chrome towel radiator.

The house stands well back from the road and has parking for two vehicles and to the rear of the property there is a very pleasant terrace with beds and steps down to a large mature lawned garden which has established borders and a mature tree.

Eccleshall is one of the most sought after villages/small towns within Staffordshire. There is a lovely range of shops, pubs/restaurants and a local Co-op supermarket. It is surrounded by lovely countryside and yet so convenient for commuting. The county town of Stafford has an intercity railway station and there are regular services operating to London Euston, some of which only take approximately 1 hour 20 minutes.

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.

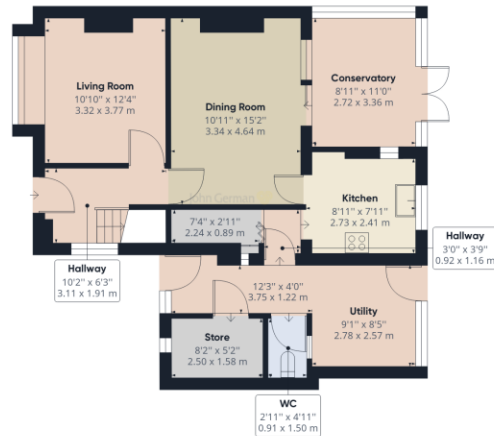
Useful Websites:

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

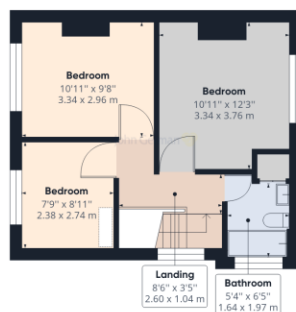
www.staffordbc.gov.uk

Our Ref: JGA/28042023

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
1153.35 ft²
107.15 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



John German
 5 Pool Lane, Brocton, Stafford, Staffords hire, ST17 0TR
 01785 236600
 stafford@johngerman.co.uk

Agents' Notes

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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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