

Rickerscote Road

Stafford, ST17 9ES

John 
German





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£235,000

A superb family home that has extended living accommodation and occupies a particularly delightful plot with a lovely spacious and established rear garden.



The detailed accommodation comprises an enclosed porch to the reception hall which has stairs rising to the first floor landing and a useful under stairs cupboard that also houses the gas boiler.

The extended L-shaped dining kitchen has an extensive range of high and low level units with granite effect work surfaces and a stainless steel sink and drainer. The dining area is particularly spacious and has French style doors opening to the paved terrace and lovely garden beyond. An internal sliding glass door leads to the lounge and sitting area.

The sitting area has shelving and a built in cupboard and a wide opening to the lounge which has a front facing bay window and a traditional fire surround with tiled hearth and inset housing a coal effect gas fire.

On the first floor there are three well proportioned bedrooms, the two double bedrooms both have original feature cast iron fireplaces and the principal bedroom also has a built in wardrobe.

The bathroom has a white suite comprising bath with electric shower over, pedestal wash hand basin and WC.

The house stands back from the road behind a block paved drive that extends to the side giving access to the garage.

To the rear is a paved sun terrace leading to a beautiful shaped lawn with deep and abundantly stocked mature borders. A wooden arch leads to a further terrace style garden. There is also an excellent garden store.

The property is situated in a popular area convenient for the county town centre which has an intercity railway station providing regular services to London Euston, some of which take only approximately one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network.

Notes:

The property is not registered with Land Registry.

The property is offered for sale subject to grant of probate.

Location via what3words: [apply.dock.froth](https://www.what3words.com/)

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.

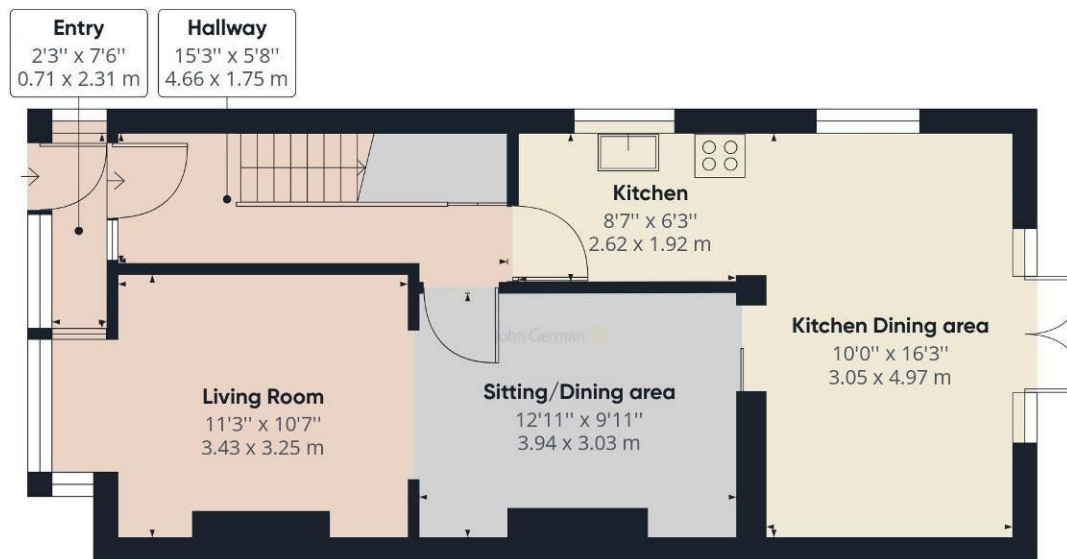
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffordbc.gov.uk

Our Ref: JGA/18052023

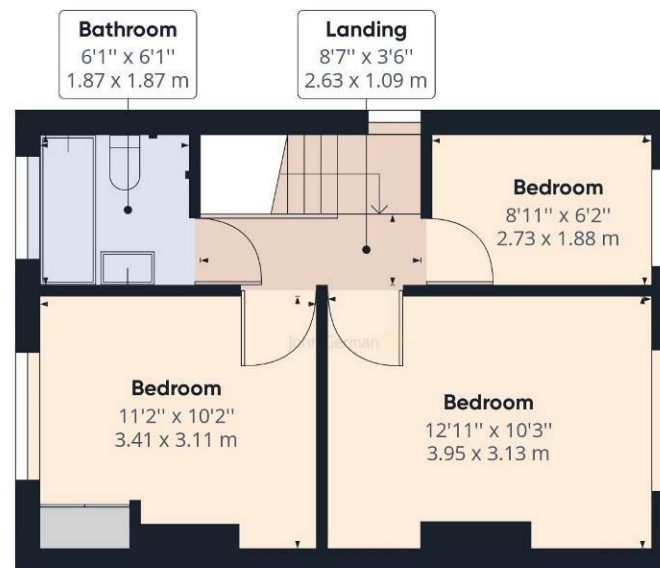
Local Authority/Tax Band: Stafford Borough Council / Tax Band







Ground Floor



Floor 1

Approximate total area⁽¹⁾

970.09 ft²

90.12 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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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		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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