

# Westhorpe Lane

Stafford, ST17 9FJ

John German







## Westhorpe Lane

Stafford, ST17 9FJ

£670,000

A beautifully appointed modern three storey detached house which has been greatly improved by the addition of a David Salisbury orangery. Externally there is a beautifully landscaped garden with sun terraces.

Reception hall with stairs rising to the first-floor landing and useful under stairs cupboard. The elegant lounge has a front facing bay window and a feature stone fireplace. Glass double doors open into the separate dining room and there is also a study with a front facing window.

At the heart of the home is the superb dining kitchen with tiled flooring throughout and an attractive range of cream base and wall units with contrasting Corian worksurfaces with an inset sink unit and appliances including a stainless steel hob with concealed extractor canopy, split level double oven, dishwasher and fridge freezer. Off the kitchen is a useful utility with a further range of matching units with space and provision for further appliances, and access to the guest WC.

Linking the dining area of the kitchen and the formal dining room is the stunning David Salisbury orangery which has bespoke fitted furniture to one wall, engineered oak floor with electric underfloor heating and remote operated blinds to the windows, doors and roof lantern. French doors open out the beautiful rear garden.

On the first floor the landing has two useful built-in cupboards, stairs ascending to the second floor and doors leading off to the bathroom which is fitted with a white three piece suite with superb wall tiling, three double bedrooms, one of which has fitted wardrobes, and the principal bedroom having two built in wardrobes and an en-suite comprising double width shower, pedestal wash basin and low flush WC with contrasting wall tiling.

On the second floor there are two further double bedrooms, one of which has fitted furniture and both are served by the second bathroom which has a bath with shower over and glazed screen, WC and pedestal wash basin with full height tiling and tiled floor.

Outside the property is situated on a private road in the popular Rowley Park. The house stands back from the road behind beautifully landscaped garden which extends to the side of the property with lawned areas, mature trees and hedge. Porcelain tiled pathways lead to the entrance door and the block paved driveway provides off road parking and access to the double garage with electric remote-controlled door.

Gated access leads to the rear of the property where there is a beautiful professionally landscaped garden, again having porcelain pathways leading to the sun terraces with dwarf wall surround and planters. The neat lawn is surrounded by abundantly stocked borders with a variety of shrubs plants and roses.

Rowley Park is one of the most sought-after areas within the county town of Stafford and is within easy walking distance of both the town centre and the railway station where there are regular services operating to London Euston taking approximately 1 hour 20 minutes.

Agents Notes: The property is situated within Westhorpe Lane which is a private road and there are Trinity Estates service charges of £56.75 per month. There are also Rowley Park service charges of £164 per annum.

There is 'Deed of Access' in favour of Severn Trent for maintenance pertaining to the storm drain, accessed by covers situated in the garden to the side of the property.

There are three tree preservation orders on the plot, one for the horse chestnut tree and two for the sycamore trees.

**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)

**Our Ref:** JGA/24052023

**Local Authority/Tax Band:** Staffordshire County Council / Tax Band F



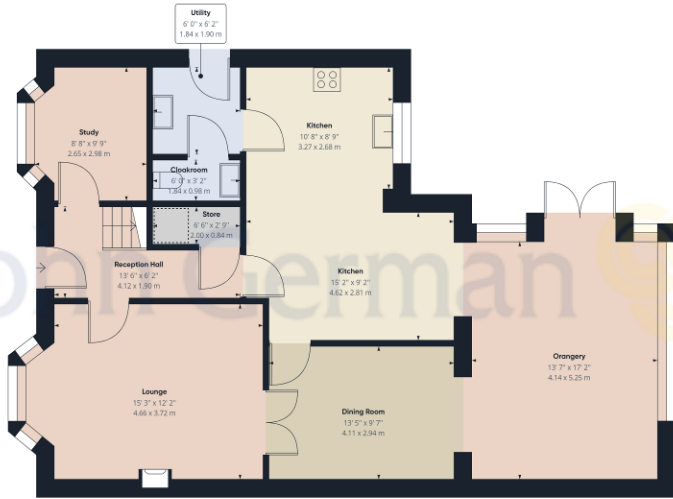












Ground Floor Building 1

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

1086.83 ft<sup>2</sup>  
100.97 m<sup>2</sup>

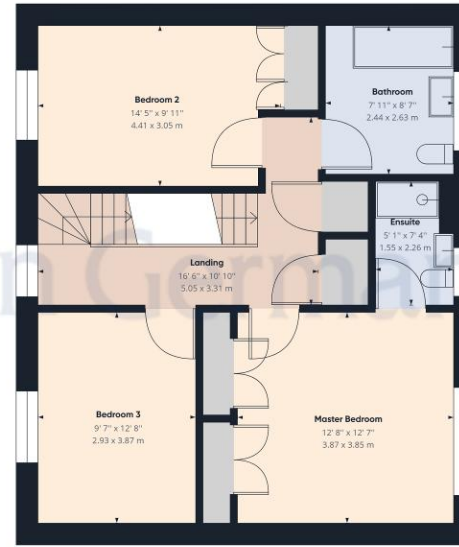
Reduced headroom  
7.58 ft<sup>2</sup>  
0.70 m<sup>2</sup>

(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.

GIRAFFE 360



1st Floor Building 1

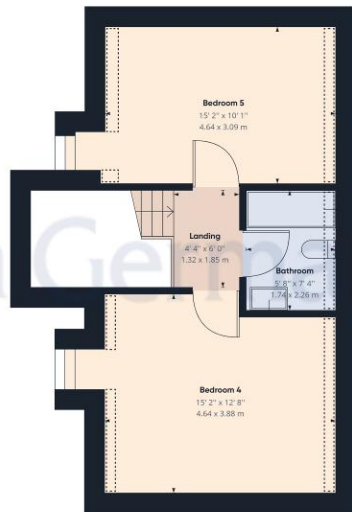
Approximate total area<sup>(1)</sup>

703.53 ft<sup>2</sup>  
65.36 m<sup>2</sup>

(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.

GIRAFFE 360



2nd Floor Building 1

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

425.67 ft<sup>2</sup>  
39.55 m<sup>2</sup>

Reduced headroom  
38.46 ft<sup>2</sup>  
3.57 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.

GIRAFFE 360



Building 2

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

359.33 ft<sup>2</sup>  
33.38 m<sup>2</sup>

(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.

GIRAFFE 360



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



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



