

Knowle Road

Stafford, ST17 0DN

John 
German





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£775,000

This delightful traditional detached house provides beautifully presented and stylish family accommodation that is further enhanced by the lovely garden including a sun terrace and wildlife garden. Situated in arguably one of the most sought after roads in Stafford.



This fantastic family property enjoys a truly enviable location that is convenient for schools of all ages and local shopping facilities at both Bodmin Avenue and Wildwood. Stafford has the benefit of an intercity railway station where regular services operate to London Euston, some of which take only approx. one hour and twenty minutes. Junction 13 of the M6 provided direct access into the national motorway network and M6 Toll.

Accommodation - An enclosed porch with built in cupboard opens to an impressive and spacious reception hall that provides a welcome introduction to this delightful property. A secondary area of the hall has cloaks hanging and boot space. Attractive wooden floor runs underfoot and extends into the two main reception rooms and cloakroom. The guest's cloakroom has a wash basin with integrated cupboard beneath, WC and chrome towel radiator. An elegant lounge has a central fireplace with three quarter height painted panelled walls either side. There are double front facing windows and double French style doors opening to the terrace and garden.

A separate sitting/dining room is currently used as a home office having a range of fitted work surface areas, shelving and a desk.

The dining kitchen has an attractive range of blue painted units complemented by granite work surfaces and a stainless steel recessed sink. There is an integrated dishwasher, space and provision for a range style oven and space for an American style fridge freezer. A recessed fireplace houses a substantial log burner with attractive wall coverings either side. There is a walk-in pantry, ceiling downlighting and a utility cupboard that has space and provision for domestic appliances and also houses the gas boiler. Double doors from the kitchen open to the sitting/dining room.

Arranged around the impressive first floor gallery landing are five bedrooms, four of which are good sized doubles and three have built in wardrobes. The principal bedroom has the luxury of a walk-in wardrobe and its own en suite comprising shower with recess shelving, wash basin and WC, chrome ladder radiator and stylish tiling.

The luxurious and spacious family bathroom has an oval corner bath with freestanding chrome tap and shower, wall hung wash basin with integrated drawer beneath, WC and a separate shower. There is downlighting, chrome towel radiator and an airing cupboard.

Back to the ground floor where a side lobby gives access to the garage and has stairs to a first floor converted loft space.

The property stands well back beyond a good sized drive giving access to the one and a half car garage. To the rear of the property is a lovely sun terrace that has direct access to both the lounge and dining kitchen. Beyond this is a very spacious lawn garden with a variety of trees and further planted borders. This opens to the wildlife garden being a haven for bees and other insects.

Notes:

We understand there is a Tree Preservation Order on a sycamore tree. Our clients inform us the property cannot be used for business use except that of a dentist or doctor. There are no building regulations for the loft space above the garage to be used as a habitable room.

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

Our Ref: JGA/24052023

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







Ground Floor



Floor 1

Approximate total area⁽¹⁾

2570.60 ft²

238.82 m²

Reduced headroom

95.58 ft²

8.88 m²

(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.

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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.

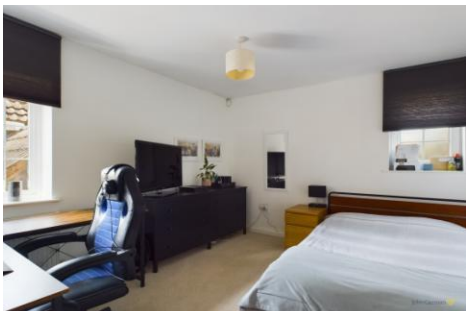
Referral Fees

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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