

Rhein Way  
Stafford, ST17 4XZ



A beautifully presented detached house that has just been refurbished and redecorated throughout including new internal doors and carpets making it ready to move straight in!

PART EXCHANGE CONSIDERED

£289,950

John German 

This recently refurbished home is located on a popular residential development within easy access of the town centre, the retail park and Junction 13 M6 that provides direct access to the national motorway network and M6 Toll. Stafford has a railway station offering regular services to London Euston, some of which take approx. one hour and twenty minutes.

Step inside the reception hall off which leads a stylishly appointed kitchen having an extensive range of white high and low level units with stainless steel accessories, modern wood effect worktops and an inset a one and a half bowl sink and drainer set below the front facing window. There is a freestanding oven, grill and hob with a stainless steel and glass canopy above, attractive tiled splash backs and contemporary style hard flooring.

A useful utility/garage store has split floor levels, the utility area has space and provision for domestic appliances, fitted cupboards and work surfaces.

Across the rear is the delightful and spacious lounge/dining area with patio doors opening to an outer deck, useful under stairs storage and stairs off to the first floor.

Arranged around the first floor landing are three bedrooms and the splendidly appointed family bathroom with tasteful full height tiling, bath with shower and screen above, pedestal wash basin, WC, chrome vertical towel radiator and downlighting.

The principal bedroom has mirror glass fronted built in wardrobes and its own en suite with superb tiling, a double width shower, WC, wash basin, downlighting and chrome towel radiator.

The property is situated off a shared private drive and has a double width drive to the front with slate borders to one side. Gated side access leads to the attractive rear garden that has a spacious deck, lawn with borders including a palm tree.

**what3words:** shorts.rests.bottom

**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/02062023

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



Ground Floor



Floor 1

John German

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

872.67 ft<sup>2</sup>  
81.07 m<sup>2</sup>

Reduced headroom

4.66 ft<sup>2</sup>  
0.43 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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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