

Main Road

Milford, Stafford, ST17 0UL

John 
German





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£650,000

An exceptionally handsome traditional individual detached former farmhouse. Providing excellent family accommodation with charm and character and occupying an equally impressive plot with lovely mature gardens.



The reception hall has a tiled floor and stairs rising to the first landing. There is a substantial front entrance door and attractive leaded windows either side and indeed there are many such leaded windows throughout the property forming parts of its lovely character.

The lovely sitting room with deep front facing bay window has an exposed wooden floor, corner fireplace with tiled inset and a traditional style cast radiator. The elegant drawing room, again having a deep front facing bay window and an additional wide window the side, features a traditional fire surround with granite hearth inset and superb hard flooring.

There is spacious and very comfortable living room which could also be used as a separate formal dining room having black and tan quarry tiled floor, traditional fireplace with cast log burner and full height built in cupboards. There is a side lobby with outer door and off which leads a home office and also a cloakroom with WC and pedestal wash hand basin.

The excellent dining kitchen is fitted with an extensive range of cream coloured high and low level units with contrasting granite effect surfaces, tiled floor and range style oven with stainless steel extractor above.

The spacious first floor landing is another fine feature of the property having two very useful built in cupboards to the eaves space and off which leads four excellent well proportioned bedrooms. The principal bedroom has the benefit of an en suite comprising shower, pedestal wash hand basin, WC, vertical towel radiator and contrasting floor and wall tiling. The family bathroom is particularly well appointed, having a splendid claw foot bath, WC and wash hand basin.

The house stands back from the road behind a spacious block paved drive and there is a delightful traditional canopy porch to the front of the property providing a lovely shaded sitting area. In addition, there is a deck with fishpond and abundantly stocked rockery borders. There is a substantial garden store and a gated side entrance leading to the beautiful English country garden which has formal lawns and abundantly stocked and mature borders with a wealth and variety of trees, plants and shrubs. There is a paved sun terrace directly from the house, productive area of the garden and a secluded screened area which houses the garden shed and greenhouse.

The property is situated in one of the most sought after areas of Stafford, a great location opposite Milford Cricket ground and within easy walking distance of Milford Common and Cannock Chase, which is an area of outstanding natural beauty and a wonderful place to walk, jog or trek. Stafford is very well placed for commuters with junctions 13 and 14 of the M6 providing direct access into the national motorway network and M6 toll. Stafford also has an intercity rail station where there are regular services operating to London Euston and some of which only take approximately 1 hour 20 minutes.

Agents notes: The Rayburn situated in the recess is not in working order. The gas fire in the drawing room is also not in working order.

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/08062023

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





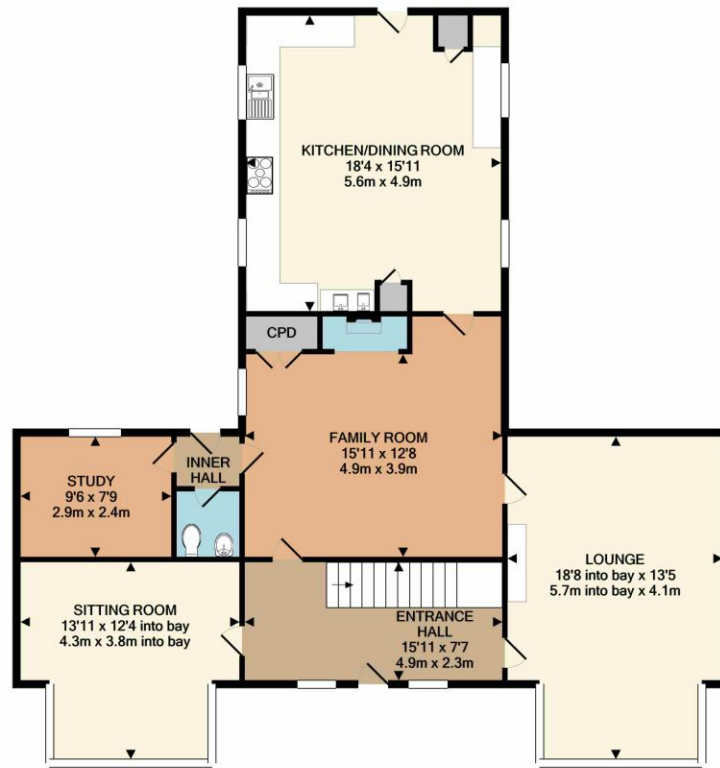
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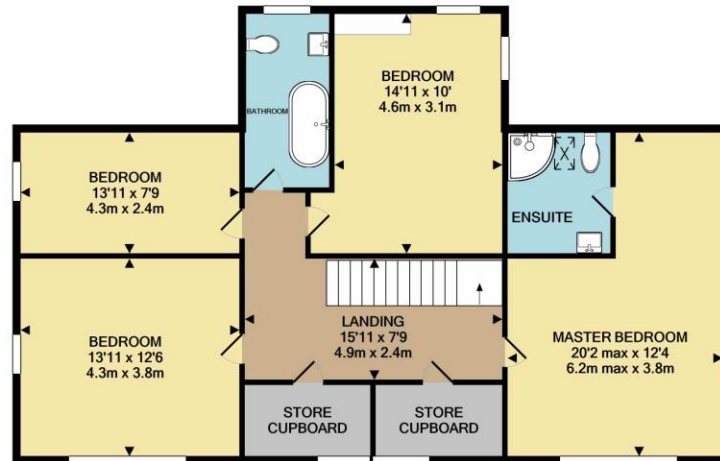
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GROUND FLOOR



1ST FLOOR



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		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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