

Radford Rise

Stafford, ST17 4PS

John 
German





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£599,950

An excellent opportunity to purchase an attractive and particularly spacious detached house providing extensive family accommodation which is further enhanced by a good sized and private rear garden. Situated in an exclusive and highly sought after private road.



Radford Rise is one of the most sought after private roads in Stafford that is conveniently placed for local shopping facilities at Wildwood and Bodmin Avenue. It is in close proximity to the Outstanding Area of Natural Beauty; Cannock Chase and to the National Trust property Shugborough. The county town centre has an intercity railway station that offers regular services to London Euston, some of which take approx. one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 Toll.

Accommodation - An entrance porch leads to the reception hall with stairs to the first floor and a useful study area/cloakroom.

The delightful and well proportioned lounge has a front facing bow window, fire surround with marble hearth and inset with a pebble effect electric fire. A wide glass door with side panel opens to the conservatory that has access to and enjoys views of the rear garden.

The kitchen has a comprehensive range of units, inlaid work surfaces incorporating twin circular sinks and integrated appliances comprise hob, oven, grill and fridge. There is a breakfast bar and an arch leads to a separate breakfast dining area.

A well appointed utility room has work surfaces, stainless steel one and a half bowl sink and drainer plus space and provision for domestic appliances. A door leads to the side porch.

The exceptionally spacious formal dining room has a front facing bow window.

On the first floor landing is a built in cupboard and doors to the five bedrooms, three of which have fitted bedroom furniture. The principal bedroom has the benefit of a dressing room with built in furniture and access to its own en suite comprising a spa bath with traditional mixer tap and shower plus an overhead shower, pedestal wash basin, WC and full height tiling.

The family bathroom has a bath, wash basin with integrated cupboard beneath, WC, separate corner shower with electric shower, full height tiling and a chrome towel radiator.

Outside - The house stands back from the private drive beyond its own gated drive that gives access to the garage, and an adjacent attractive front garden.

To the rear is a generous sized lawn with various trees, rockery and garden store.

Agents Notes

- As previously mentioned, the property is situated off a private road. There is a service charge however has not been payable the last couple of years.
- There are various covenants, a copy of the land registry document is available upon request.

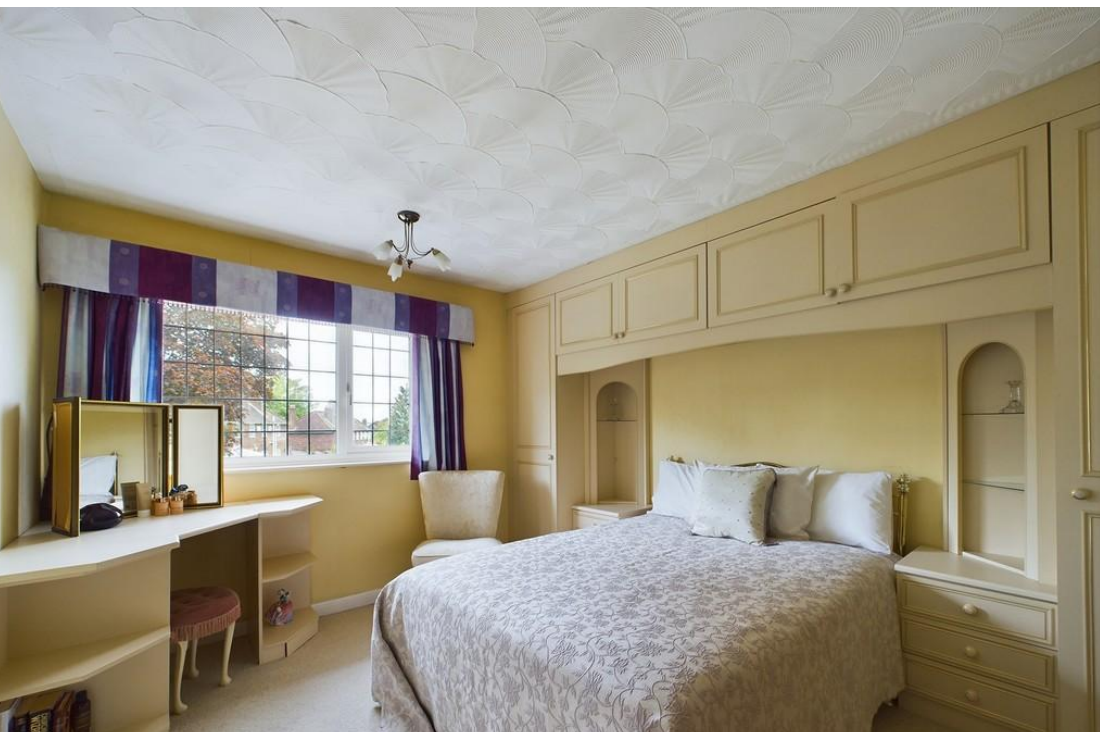
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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/31052023







Ground Floor

Approximate total area⁽¹⁾

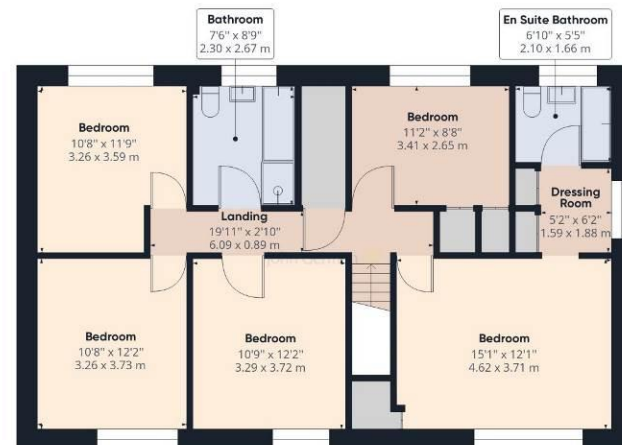
2521.75 ft²

234.28 m²

Reduced headroom

17.95 ft²

1.67 m²



Floor 1

(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.

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		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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