

Weeping Cross

Stafford, ST17 0DQ

John 
German






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£550,000



A particularly attractive traditional detached house situated on this highly sought after road occupying a delightful extensive plot with a beautiful mature rear garden.

Step inside the reception hall where stairs rise to the first floor. Leading off is a delightful lounge with central circular fireplace housing a log effect gas fire (unable to confirm if working or compliant). Patio doors open to the lovely rear garden in addition to a side bay window.

A separate formal dining room has a front facing bay window and attractive stone fireplace with coal effect fire (unable to confirm if working or compliant).

The breakfast kitchen has a range of traditional units with work surfaces incorporating an integrated sink alongside a hob, oven, microwave oven and fridge freezer. Tiled floor runs under foot and there is a fitted dining bench seat. Leading off is a separate utility room with space and provision for a washing machine and dryer.

A particularly useful home office has a vaulted ceiling and full width and depth windows enjoy views over the garden. A door leads to a cloakroom with WC, wash basin and full height wall splash plates.

On the first floor there are three double bedrooms all having fitted furniture and wash basins. The bathroom has a separate dressing area with wardrobes and a suite comprising 1970's burgundy suite with circular bath, pedestal wash basin, WC, bidet and separate shower. There are also full height mirrors to one wall.

Outside - This most attractive house stands well back from the road beyond a spacious drive, shaped lawn and mature hedges and trees providing a high degree of privacy.

The beautiful large rear garden has a deep paved sun terrace immediately from the house beyond which lies extensive lawns with fishpond, deep and abundantly stocked borders and beds, two attractive pergolas plus a productive area and fruit cage. A spacious brick store has a WC in addition to a separate garage.

The property is situated in a highly desirable area of Stafford being very convenient for local shopping facilities at Bodmin Avenue and within walking distance of schools for all ages. Stafford town centre has an intercity railway station offering 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.

Note: There is a Horse Chestnut Tree in the front garden that has a TPO.

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.

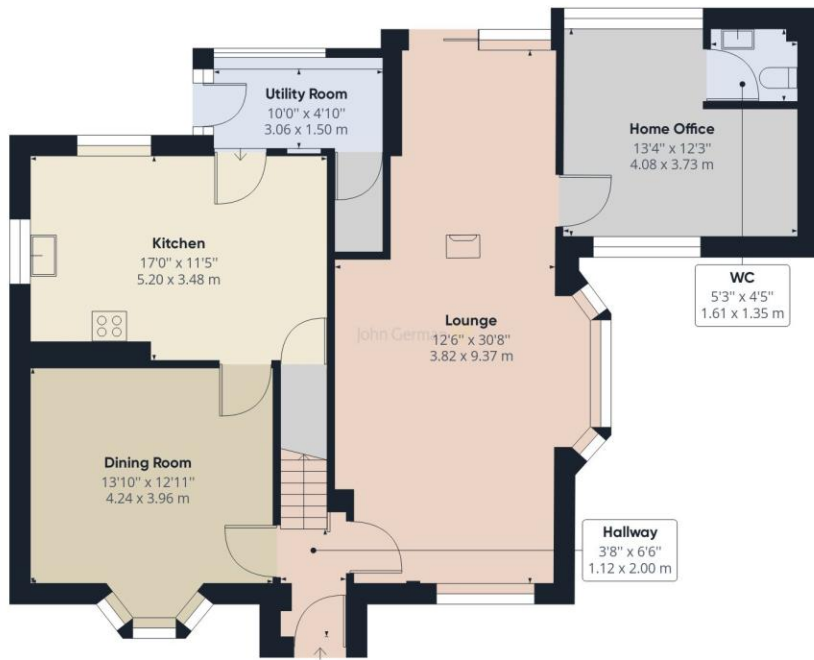
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/260623

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







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1964.63 ft²

182.52 m²

(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.

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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		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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