

Whittamore Lane

Dunston Heath, Stafford, ST18 9AN

John 
German





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£699,950

An individual detached house which was built in approximately 2020-2021 has accommodation arranged over three floors. Occupying a particularly delightful position enjoying some beautiful far reaching rural views. The house has the benefit of LPG heating, underfloor heating to the ground floor and traditional radiators to the first and second floors. It has the added benefit of a triple car garage.



The traditional enclosed entrance porch opens to an excellent open plan L shaped living/dining kitchen. The kitchen area has a superb range of contrasting coloured units with modern, wood grain effect work surfaces which incorporates a stainless steel one and half bowl sink and drainer. There is an integrated ceramic hob with stainless steel extractor canopy above, oven, fridge, freezer and dishwasher. The spacious living/dining area has a cloakroom leading off comprising WC and a wash basin with integrated cupboard beneath.

The utility room has a matching range of units to the kitchen, space and provision for domestic appliances and a stainless steel one and half bowl sink and drainer.

The delightful lounge has bi-folding doors opening out to the terrace and garden with a cast log burner.

Off the first floor landing leads three bedrooms with the principal bedroom enjoying far reaching rural views and is approached by its own separate entrance lobby. This also gives access to the en suite which has a corner shower, WC, pedestal wash basin, tiled floor, built in cupboard and vertical towel radiator.

The family bathroom has a white suite comprising bath, separate corner shower, pedestal wash basin, low flush WC, tiled floor and vertical towel radiator.

On the second floor, there are two further rooms, both having port hole style windows in addition to Velux roof lights. There is also a very well appointed bathroom having bath with shower and screen above, pedestal wash basin, low flush WC and chrome vertical towel radiator.

Outside, the property stands well back from the lane and is approached via impressive electric remote controlled wrought iron gates which lead to a spacious drive and to the triple car garage which also has an adjoining log/bin store. There is a shallow terrace to the rear of the property and lawn garden beyond with views of fields and rural views towards Cannock Chase in the distance.

The property whilst occupying a delightful rural position, is also exceptionally convenient for commuting in modern day life, being approximately 5 minutes drive away from junction 13 of the M6 which provides direct access into the national motorway network and M6 toll. The county town of Stafford has an intercity railway station, where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. The small town of Penkridge is just to the south where there is a variety of shops, schools for all ages and also a railway station.

Agents notes:

The drainage is currently to a private shared drainage system with a neighbouring property, however prior to exchange of contracts, our clients have commissioned a new drainage system which will serve this property only.

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

Services: LPG heating. Underfloor heating to ground floor. Traditional radiators to first & second floor. Private drainage. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

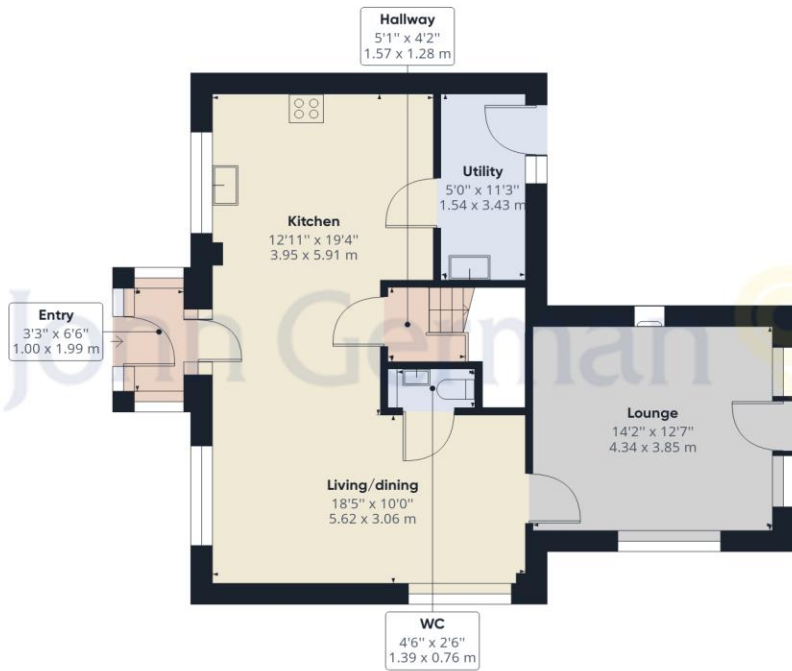
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03082023

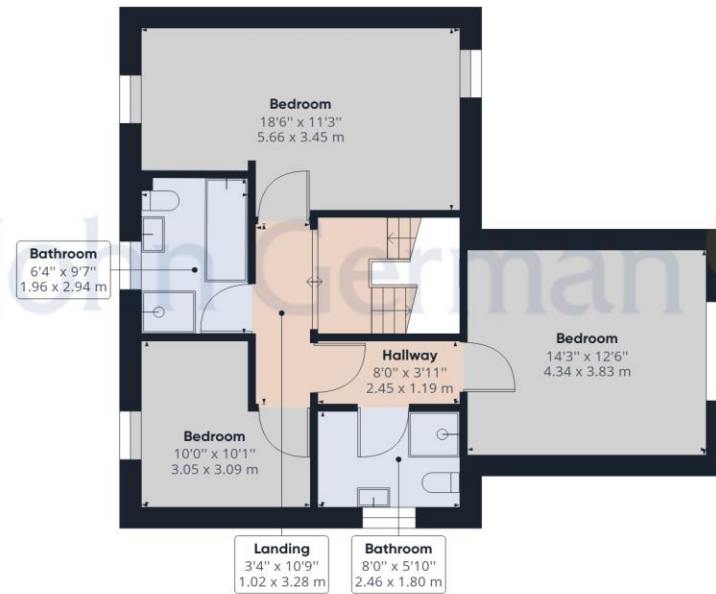
Local Authority/Tax Band: South Staffordshire Council / Tax Band F



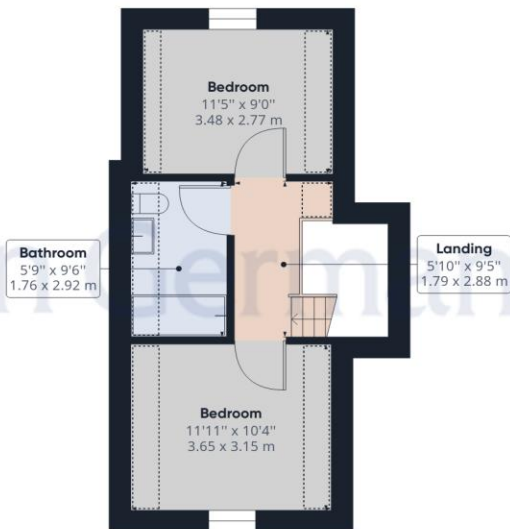




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2287.72 ft²

212.54 m²

Reduced headroom

74.18 ft²

6.89 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.



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		104 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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