

# Rowley Bank

Stafford, ST17 9BA

John German





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£499,500

This attractive detached family home is situated in a desirable location and has been cleverly extended and is presented to a superb standard throughout featuring a large open plan dining 'live in' kitchen, two reception rooms and four bedrooms.



This traditional four-bedroom detached family home is situated in one of Stafford's most sought after locations. Rowley Bank is positioned on the south western side of Stafford and is ideally situated for easy access to the railway station and Stafford town centre. For families the property falls in the catchment for Flash Ley Primary School and for secondary education it falls in the catchment for Stafford Manor High School. Stafford's town centre is a home to a range of supermarkets, high street shops, bars and restaurants in addition to an intercity railway station offering regular services to London Euston taking approximately one hour and twenty minutes. Nearby road links the A34 and Junctions 13 and 14 of the M6 provide direct access into the national motorway network.

An arched entrance porch with quarry tile step and wooden front door opens into the entrance hallway with oak flooring, stairs rising to the first floor and doors off to the two reception rooms and open plan kitchen/dining space. The first of two spacious reception rooms is a snug which is a welcoming room with a UPVC double glazed bay window to the front aspect and oak flooring. The second reception room is a delightful living room having oak flooring, period fireplace with marble surround and open fire, and a bay window to the rear overlooking the garden with French doors opening to the patio.

At the heart of this home is the impressive open plan kitchen/dining/living space, a superb area for modern family living and entertaining friends and family. There are bi-folding doors leading out to the rear garden, abundance of natural light through the large roof lantern, led spotlights to the ceiling and a beautiful porcelain tiled floor. The kitchen boasts an extensive range of contemporary style units with high gloss cabinet doors, granite worktops, a range of integrated appliances and a separate island unit with breakfast bar area offering additional seating. There is an ideal space for a dining table and chairs. Off the kitchen is a separate utility room with a range of storage units, work top, space and plumbing for appliances and a door leads outside. Completing the accommodation is a guest WC which is fitted with a two-piece suite.

On the first floor landing there are three generously proportioned double bedrooms and one smaller single room ideal as a study or dressing room with built-in wardrobes with sliding mirror doors. The beautifully appointed family bathroom features a traditional style roll top bath, corner shower unit with mains shower, wash hand basin with vanity cupboard below, LED spotlights to the ceiling, ceramic tiled floor and a UPVC double glazed window to the rear aspect. In addition to the family bathroom there is a separate WC with ceramic tiled flooring, half wooden panelled walls, window to the front aspect and a low-level WC.

Outside, the property occupies a delightful corner plot and offers off road parking with the additional benefit of an electric vehicle charging point. To the rear of the property is a fully enclosed landscaped garden laid to lawn with a large block paved patio seating area and a variety of shrubs and trees.

**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/110823

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







Ground Floor



Floor 1

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

1526.88 ft<sup>2</sup>

141.85 m<sup>2</sup>

Reduced headroom

6.57 ft<sup>2</sup>

0.61 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



### 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		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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