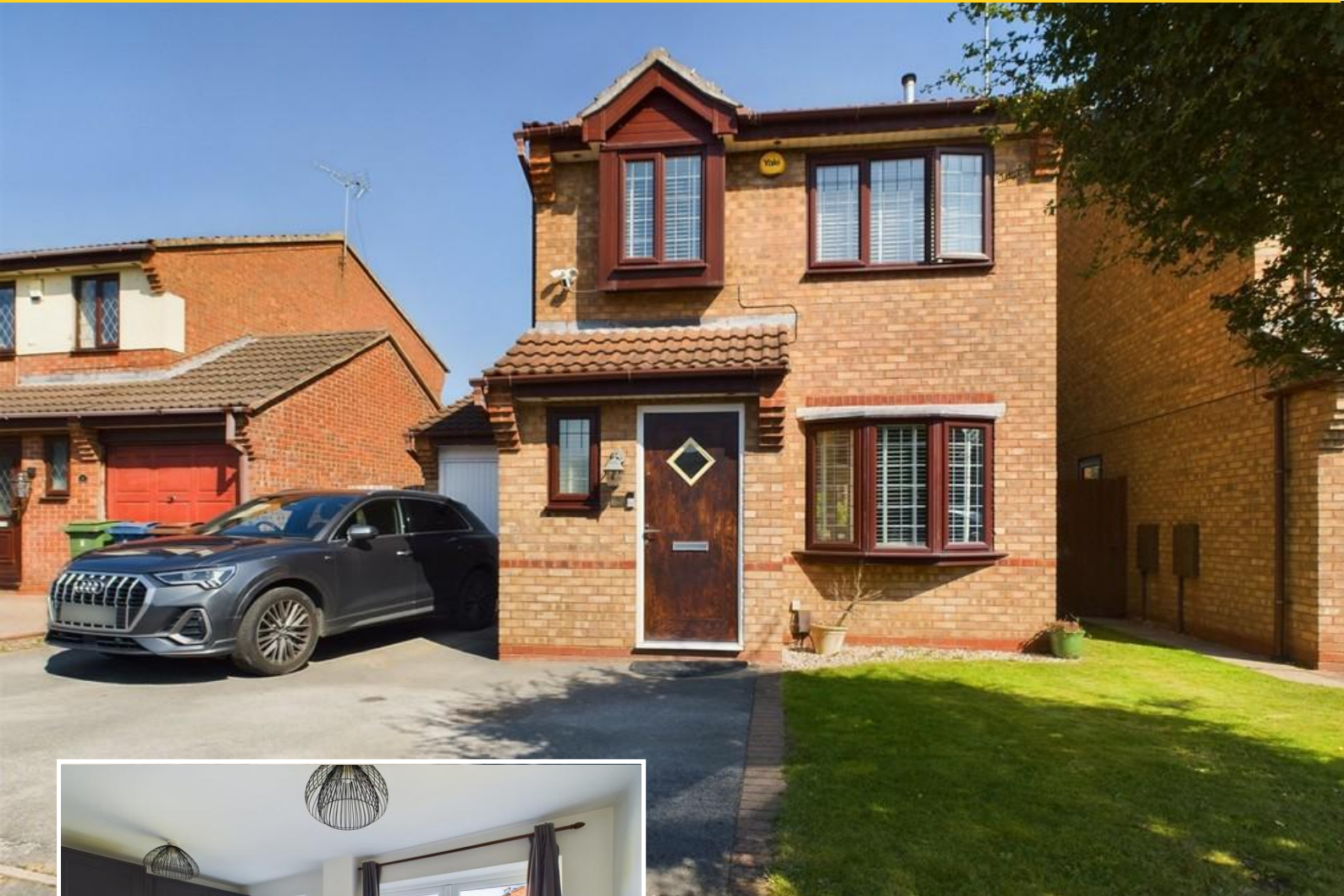


# Benenden Close

Stafford, ST17 4TQ



Particularly well presented detached property occupying a very pleasant position with generous sized rear garden and situated in this highly sought after development.

£264,000



John German

Accommodation comprises reception hall which leads to a cloakroom with WC, pedestal wash basin and a splendid tiled floor.

The delightful lounge has a front facing bow window and a traditional fireplace with marble hearth inset and a gas coal effect fire. There is a door that gives access to the stairs which rise to the first floor landing.

The superb dining kitchen has a lovely range of high and low level units with contrasting work surfaces incorporating a recessed one and half bowl sink, integrated appliances comprising Neff induction hob with concealed extractor canopy above, oven and grill and dishwasher. There is a superb tiled floor and double French style doors open from the dining area to the terrace and garden. There is also a useful understairs cupboard in addition to a very useful and spacious utility room with tiled floor and space and provision for domestic appliances.

The first floor landing has an airing cupboard and off which leads three bedrooms. The principal bedroom has mirror fronted built in wardrobes.

The exquisite bathroom has superb wall and floor tiling, bath with traditional style shower and screen above, pedestal wash basin, low flush WC and chrome towel radiator.

The property stands back from the road behind a front garden and adjacent drive which leads to a garage store. To the rear of the property lies a mainly lawned garden which is generous in size.

The property is situated in this really convenient location within easy access of Stafford town centre which has the benefit of an intercity railway station where there are regular services operating to London Euston, some of which only take approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

**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.

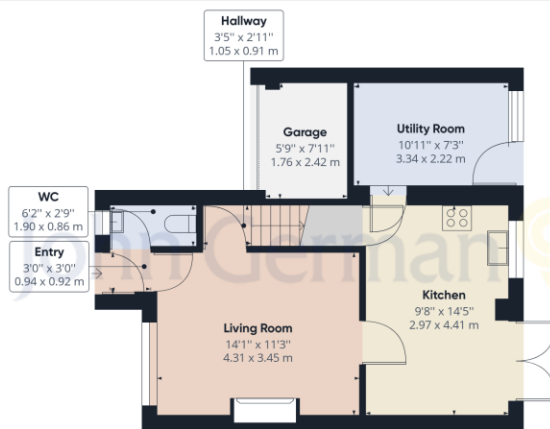
**Useful Websites:**

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

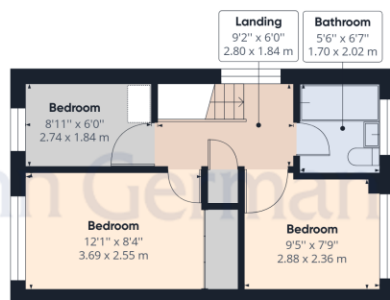
[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/05092023

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



Ground Floor



Floor 1

John German

**Approximate total area<sup>(1)</sup>**  
831.03 ft<sup>2</sup>  
77.21 m<sup>2</sup>

(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.

GIRAFFE360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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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.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent