

Rowley Grove

Stafford, ST17 9BJ



A traditional semi detached house that has been extended and has many appealing features of its era with the benefit of an open plan living and dining kitchen with a part vaulted ceiling. This enviable location is within easy walking distance of the town centre and railway station.

£250,000

John German 

This traditional extended property is situated on a very pleasant and sought after road, conveniently placed for the town centre and railway station that provides regular services to London Euston, some of which take only approximately one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 Toll.

Accommodation - A canopy porch entrance leads to a reception hall having an original front door with leaded and stained glass window, upper light and side windows. Striking black and white tiled floor runs underfoot and stairs rise to the first floor.

The impressive lounge has a wide front facing bay window and a fireplace with space for an electric fire.

Across the rear of the property is the attractive open plan living and dining kitchen, the living area has a fireplace offering space and provision for an electric fire. A wide opening leads into the kitchen that has a part vaulted ceiling with three velux roof lights and a range of gloss units complemented by black granite work surfaces and tiled splash backs. There is a stainless steel sink and drainer, integrated hob and oven, a vertical towel radiator and a useful built in cupboard. Double French style doors open to the side terrace and garden.

Leading off is a utility room with a further range of cupboards, space and provision for domestic appliances and an outer side entrance. An internal door leads to the guest's cloakroom having a WC, circular wash basin on stand and half tiling.

On the first floor there are three bedrooms, two of which have original, now ornamental fireplaces. The bathroom has a white suite including bath with waterfall head shower above, glazed screen, WC and a wash basin with integrated cupboards beneath. There is tiling to the bath and shower area, contrasting tiled floor, a chrome vertical towel radiator and downlighting.

Outside the property stands back from the road beyond a raised well stocked foregarden and a drive providing parking for one car. A shared gated side access leads to private gates at the rear of number 76.

The rear garden has a sun terrace, part of which is covered and has a brick barbeque area. Steps lead up to a slightly raised lawn surround by mature plants and shrubs.

Agents Note: The property has been altered and extended and we understand there are no records available of this work being carried out.

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

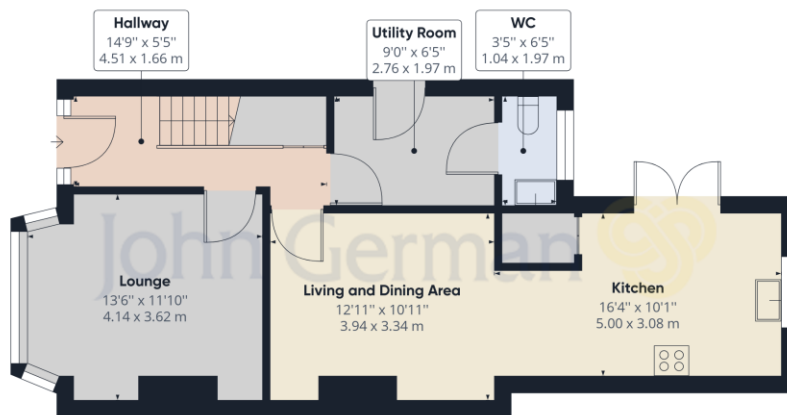
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.staffordbc.gov.uk

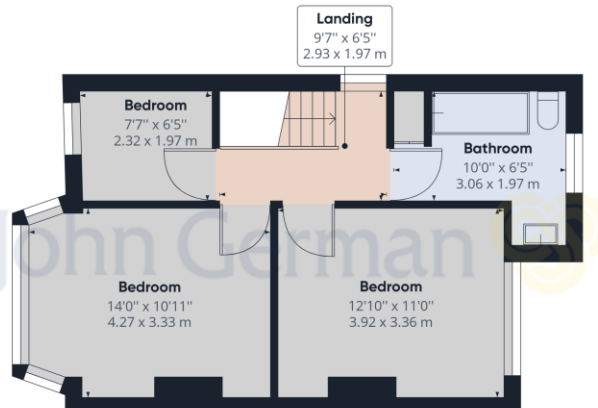
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/13092023

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
1079.14 ft²
100.26 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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Agents' Notes

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