

Castle Bank

Stafford, ST16 1DJ

John 
German







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Offers In Excess Of £450,000

A deceptively spacious mid 1950's detached house with two storey, four bedroomed extended accommodation and a superb garden overlooking the Castle golf course at the rear.

Located in an established and sought after residential area comprising individual detached properties and substantial gardens adjoining the golf course, this Castle Bank property offers a great opportunity to buy a substantially sized house that when updated where necessary, will make a perfect family home. Within approximately 1 mile of Stafford station and town centre amenities, the property is also within a short walk of Stafford Castle and grounds.

The accommodation is gas centrally heated and uPVC double glazed and offers a storm porch entrance that leads into a reception hall with guest cloakroom leading off.

There is a front facing lounge with traditionally styled fireplace and bi-fold doors that lead into an open plan family/sitting area that has views of and access to the large rear garden. Adjacent to the lounge is the original separate dining room and this also has bi-fold doors giving access to the open plan family/sitting area.

The heart of this home is undoubtedly the fitted kitchen area with large adjoining dining area but whilst dated in fitting, nevertheless offers superb potential to create a large and focal family shared space with dual access to and views of the rear garden. Leading off the kitchen is a small side entrance lobby with boiler room and garage access.

On the first floor, a spacious landing with airing cupboard gives access to the four double bedrooms, bathroom and separate shower room.

The three larger double rooms all enjoy attractive rear garden views and have a range of built in wardrobes and two of the rooms have fitted wash hand basins. Bedroom four is currently presented as a home office but also has built in wardrobes and a front garden aspect.

Serviceable but of dated style, there is a two piece fitted bathroom with shower over bath and a vanity unit and a separate three piece fitted shower room.

Outside, single garage with up and over door, rear internal door, electric, light and power points.

Driveway parking for several cars.

Privately screened front garden with shrubbery borders, lawn and gated side entrance.

Superbly sized rear garden with a wealth of established shrubs and trees providing a screen of privacy together with a main lawn and patio area and very pleasant views overlooking the golf course at the rear.

Agents note: We understand that the original garage ceiling (although now covered) may have been of asbestos.

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

www.staffordbc.gov.uk

Our Ref: JGA/21092023

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







Ground Floor

Approximate total area⁽¹⁾

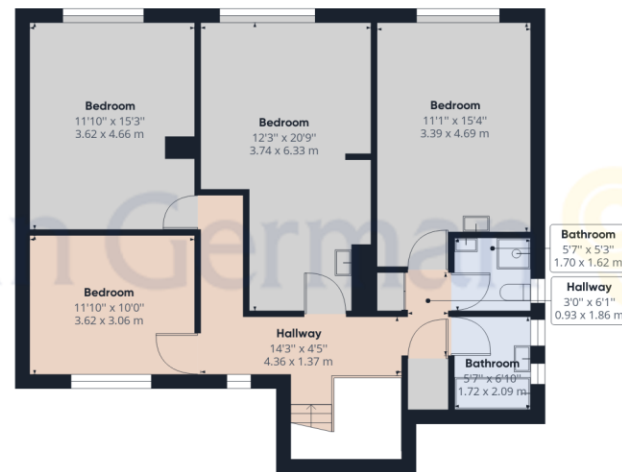
2119.58 ft²

196.92 m²

Reduced headroom

1.92 ft²

0.18 m²



Floor 1

(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		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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