

Main Road

Milford, Stafford, ST17 0UL

John 
German





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£415,000

A pretty detached cottage standing in a lovely plot with delightful gardens, extensive parking and also a garage. Beautifully presented with the property recently completely refurbished. Wonderful location directly adjoining Milford Cricket Ground.



ACCOMMODATION

Reception hall with stairs rising to the first floor and superb porcelain tiled floor which extends throughout most of the ground floor. There is a delightful sitting room which has white painted ceiling beams and an exposed brick wall. There are also two very useful walk in cupboards.

Steps up to a splendid dining kitchen which is superbly appointed and presented, having an excellent range of cream high and low level units with contrasting granite effect work surfaces and a ceramic sink and drainer. Integrated appliances comprise Bosch ceramic hob with extractor canopy above, split level double oven, microwave and dishwasher. Spacious island dining bar with additional cupboards and drawers. There are two matching tall cupboards providing extensive storage. Patio doors open to the terrace and enjoy views directly onto the cricket ground.

Dining room again has painted white ceiling beams, is dual aspect and off which leads a utility room with space and provision for domestic appliances, and the gas boiler. From here is a beautifully appointed shower room comprising wash basin set into an integrated unit with cupboards and granite display shelves, WC and a spacious shower with drying area having both conventional and waterfall heads, exquisite tiling, contrasting grey porcelain tiled floor, downlighting and a chrome vertical towel radiator.

First floor landing, off which leads two double bedrooms. The principal bedroom features an en suite being particularly well appointed, having shower with conventional waterfall heads, wash basin and WC set into a modern integrated unit with drawers, chrome towel radiator and downlighting.

The property enjoys an equally impressive and extensive plot with spacious parking area for numerous vehicles and gives access to the garage. A pedestrian gate leads to the main garden areas which comprise lawned areas with established and mature borders, greenhouse, sun terrace, additional side garden and garden to the front of the property. The garden directly adjoins the pretty Milford Cricket Club.

The property is situated in a truly enviable location, backing directly onto the cricket ground and a short walk to Milford Common and Cannock Chase, an area designated to outstanding natural beauty and a wonderful place to walk, jog, cycle or trek. The county town of Stafford also has the benefit of a mainline intercity railway station where there are regular services operating to London Euston, some of which only take approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents note:

The initial access is from the drive belonging to the Cricket Club and there is the gated access to private drive belonging to Dairy Cottage.

The Land Registry document contains covenants and easements and a copy of the document is available upon request.

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.

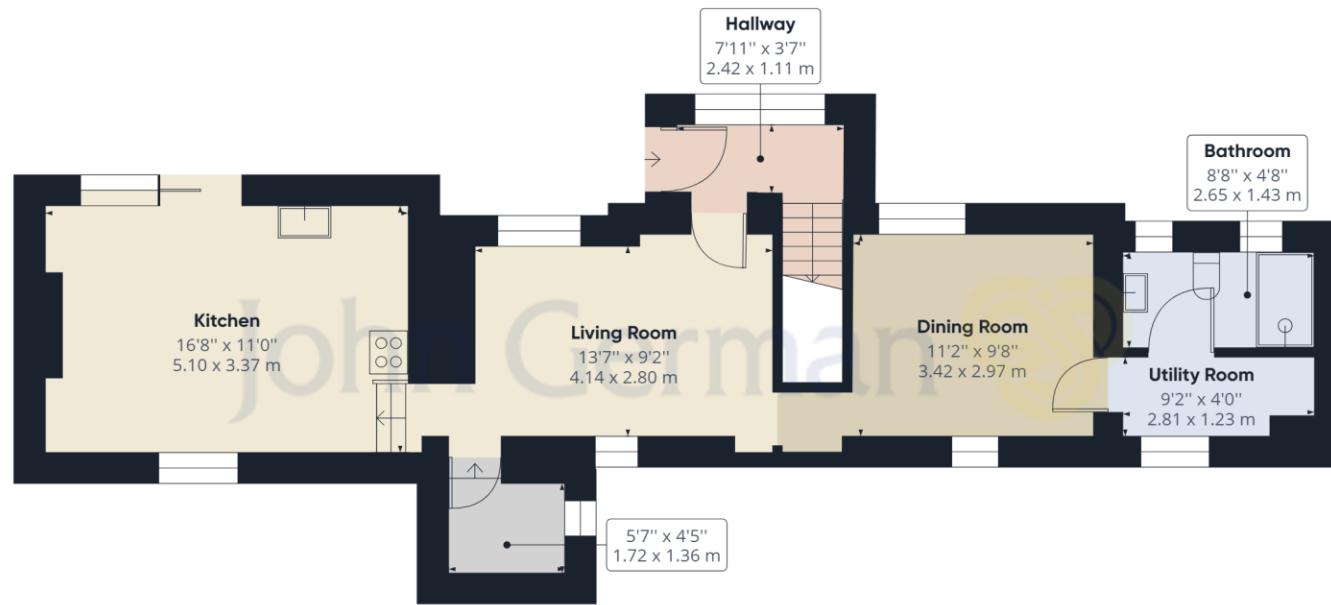
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/17102023

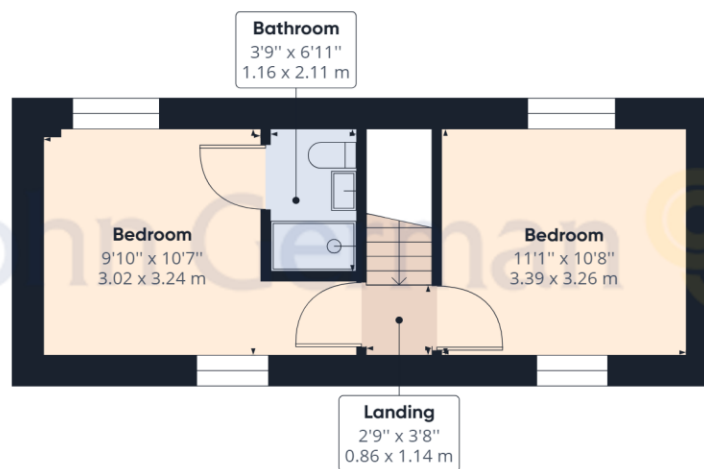
Local Authority/Tax Band: Stafford Borough Council / Tax Band E







Ground Floor



Floor 1

Approximate total area⁽¹⁾

879.40 ft²

81.70 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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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