

# The Green

Milford, Stafford, ST17 0UR

John  
German





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Milford, Stafford, ST17 0UR

£730,000

A truly delightful traditional detached house which has been so sympathetically extended and improved set upon an impressive corner plot in this highly desirable location within immediate access of Cannock Chase, Milford Common and the Shugborough Estate.



Step inside the reception hall with stairs rising to the first floor landing with a useful built in cupboard. On your left is a formal dining room with a traditional fire surround housing a cast inset and coal effect fire, front facing window enjoying views over the superb garden and a wooden strip floor. A door opens to the lovely living room that is dual aspect and has French style doors and side windows to the deck and front garden. A rustic brick fire surround has a cast coal effect bumer.

There is a contemporary style open plan living and dining kitchen having an excellent range of modern grey units with contrasting granite work surfaces that extend into a fitted granite table. Integrated appliances comprise five burner gas hob with stainless steel and glass extractor canopy above, two ovens, wine cooler, full height fridge and dishwasher plus a stainless steel sink and drainer. The sitting area has a superb feature part vaulted ceiling with roof lights and wide opening doors to the terrace and garden.

A rear entrance hall leads to a cloakroom having a WC and wash basin and a utility room with further units, sink and drainer plus space and provision for a washing machine. Also off this hall is a charming with dual aspect windows and an exposed wooden floor.

Arranged around the first floor landing are four double bedrooms, bedrooms two and three have the benefit of being en suite each with a shower, wash basins and WC.

The excellent family bathroom is particularly well proportioned having a bath with traditional chrome mixer tap and shower, separate walk in shower, pedestal wash hand basin, WC and attractive half height panelled painted walls.

Outside - The property occupies a particularly impressive corner plot with an attractive traditional wall to the boundaries and extensive lawn to the front with a variety of mature trees and beds. To the front and side is a seduled sun deck.

To the rear there is a spacious gated drive that is capable of parking numerous cars and gives access to the double garage and a spacious timber shed.

The house enjoys a truly enviable location and has many lovely views towards Shugborough Estate, Milford Common and Cannock Chase that is an area designated as a place of outstanding natural beauty and a delightful area to walk, jog, cycle or trek. The county town of Stafford has the benefit of an intercity railway station offering many services to London Euston, some of which take around one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

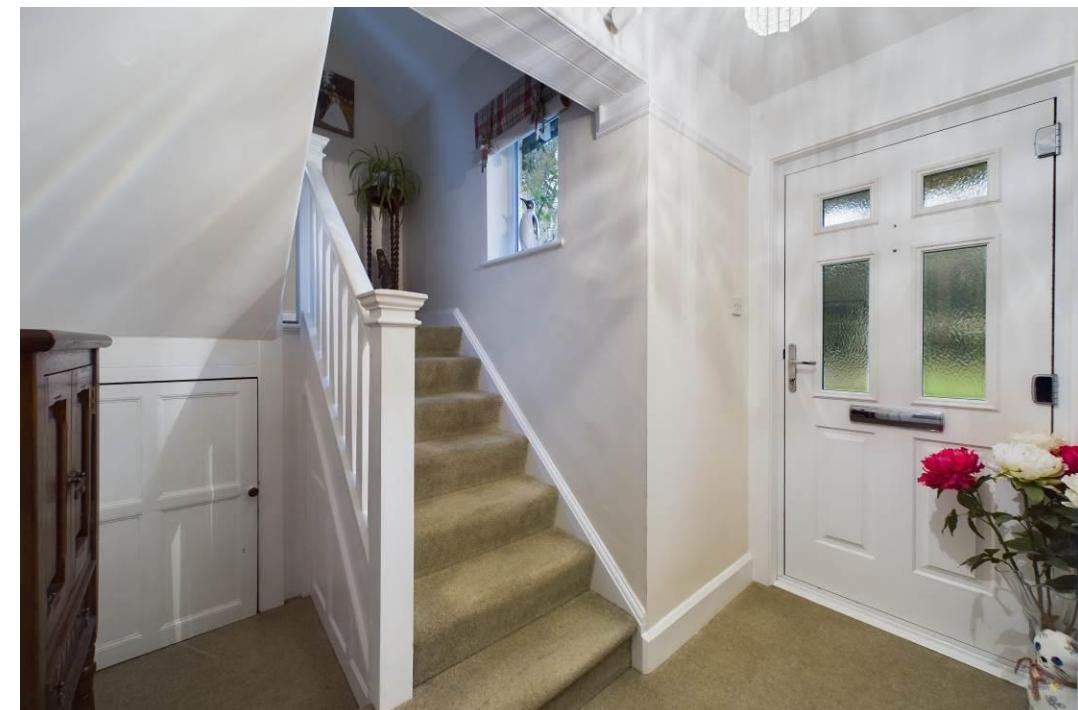
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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)

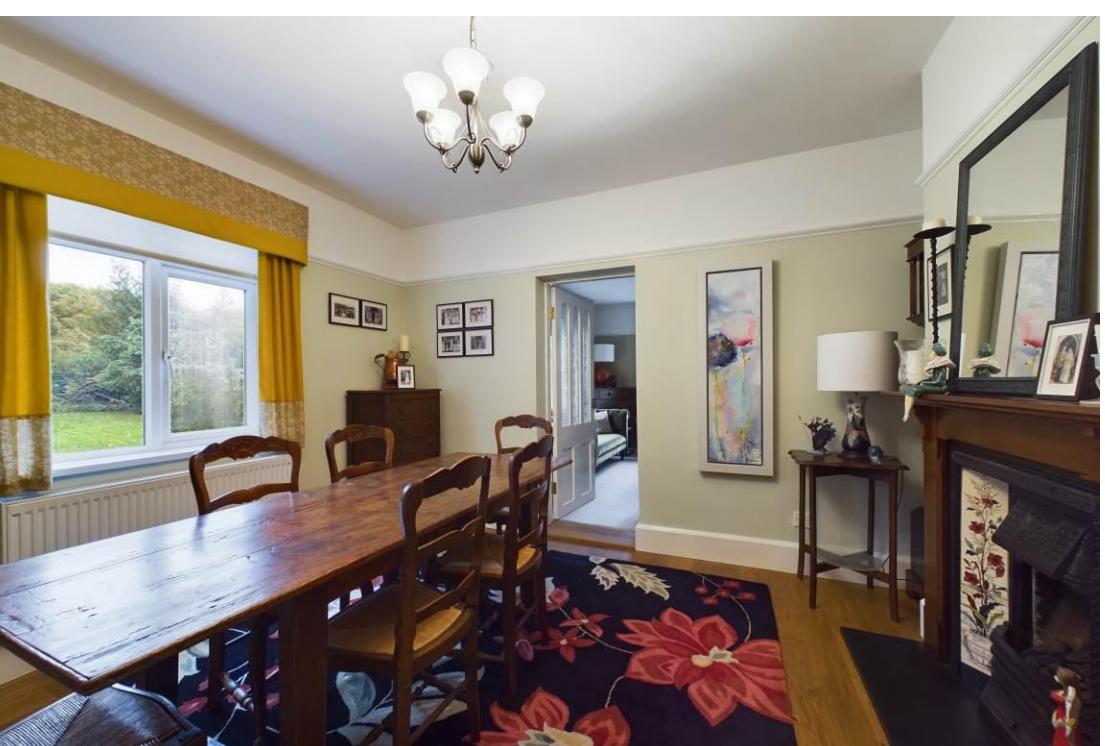
**Our Ref:** JGA/23112023

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















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

2110.82 ft<sup>2</sup>  
196.1 m<sup>2</sup>

**Reduced headroom**

2.91 ft<sup>2</sup>  
0.27 m<sup>2</sup>

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.

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#### Agents' Notes

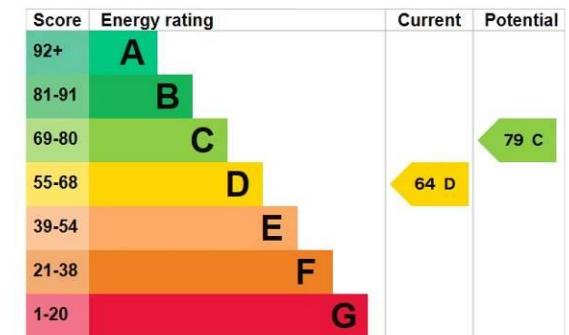
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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