

The Rise

Stafford, ST17 0LH



Particularly attractive semi detached house which is well presented and has two comfortable reception rooms, one of which has a log burner, the other an open fire. There is a superb extended dining kitchen which is exceptionally well appointed.

Offers In Region Of £350,000

John German

Traditional porch opening to a reception hall which has a wooden floor, and off which leads a cloakroom having WC, wash basin and feature porthole style side window.

There is a superb extended kitchen with dining area and the kitchen has a very attractive lantern rooflight and an excellent and comprehensive range of grey high and low level grey solid wood cabinets with contrasting quartz work surfaces. There is a Belfast sink with boiling water tap, range cooker with extractor canopy over, full height larder fridge and separate freezer and dishwasher. There is space and provision for other domestic appliances, downlighting and a modern vertical radiator. Double French doors open to the sun terrace and the wooden floor extends into the dining area which has an additional vertical style radiator.

Lovely lounge having a front facing bay window with stained and leaded up lights and a cast log burner. Separate sitting room having a traditional fire surround to open fire and double French doors opening to the terrace.

On the first floor there are three bedrooms, the second bedroom having built in wardrobes and a splendidly appointed and spacious family bathroom, having a spa bath, low flush WC, wall hung wash basin and a separate shower. Downlighting and a chrome vertical towel radiator and full height contrasting tiling.

Outside: The property occupies a generous plot and is slightly elevated with front garden and side drive providing ample parking. Also giving access to the garage. To the rear of the property there are terraced areas to the side and immediate rear of the house, and beyond which lays a traditional mainly lawned rear garden.

The property is situated in one of the most sought after areas of Stafford and

within approximately a 2 minute walk from Walton high school. There are nearby shopping facilities also. Stafford has the benefit of an inter city railway station and there are regular services operating to London Euston, some of which only take approximately one hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes: We understand the property had a ground floor extension in and around 1980 and there is no paperwork available regarding planning permission or building regulations. There are restrictive covenants contained within the land registry document, a copy of which is available.

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: JGA08122023

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







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Agents' Notes

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Referral Fees

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