

Weeping Cross

Stafford, ST17 0DG

John 
German






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£750,000

A photograph of a two-story brick house with a large green lawn and a wooden pergola in the foreground. The house has a bay window and a chimney. The lawn is well-maintained, and there is a large, round, textured sculpture on a circular base in the middle of the lawn. In the background, there are other houses and a hedge.

A wonderful combination of a superbly presented, traditional family sized detached house occupying an equally impressive and extensive plot which extends to approximately 0.4 acres. Situated in arguably one of the most sought after roads in Stafford within walking distance of schools for all ages.

The covered porch with leaded and stained door and window opens to a reception hall which provides a most welcoming introduction to this lovely family house having parquet floor and stairs rise to the first floor landing. There is also a useful understairs cupboard. The charming and particularly well proportioned lounge has a front facing bay window and a marble fireplace with coal effect fire. There is also a separate spacious formal dining room which has a recessed contemporary style log effect remote fire and a bay incorporating double French style doors opening to the sun terrace and delightful garden. The superbly appointed and extended dining kitchen has a range of cream units with contrasting granite work surfaces and original built in cupboards, a traditional walk in pantry off and access to the side lobby which in turn has an outer door and internal doors to the WC and utility. The utility has space and provision for domestic appliances, a further range of fitted cupboards and a stainless steel sink and drainer.

Off the first floor galleried landing is a very useful box room, bathroom and four excellent bedrooms. The principal bedroom is dual aspect having a white front facing bay window and the second and third bedrooms have professionally fitted bedroom furniture. The bathroom has a bath, pedestal wash basin, separate shower, superb tiling with contrasting flooring, two towel radiators, downlighting and there is a separate WC.

The house stands well back from the road and occupies a stunning mature plot which extends to approximately 0.4 acres. There is an exceptionally spacious drive capable of parking numerous vehicles, a lawn, mature hedges and borders and access to the two garages, one of which is integrated, the other one detached. There are two side gated entrances to the property and an Indian stone paths lead to a lovely sun terrace. There is a side lawned garden area and the main lawn to the rear of the property has a circular central feature, a side path with pergola, established hedges, borders and trellises. This opens to the productive garden which has raised beds. There is also a very useful log store and brick built store.

Situated in arguably one of the most sought-after roads within Stafford, easy access to local shopping facilities at both Bodmin Avenue and Wildwood in addition to walking distance to schools for all ages. Junction 13 provides direct access into the national motorway network and M6 toll. The county town of Stafford has an intercity railway station where there are regular services operating to London Euston and some of which take only approximately 1 hour 20 minutes.

Agents notes: The Land Registry document does reveal covenants appertaining to the property and a copy of the Land Registry document and Title Plan are available from our offices upon request.

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

Property construction: Brick. **Parking:** Drive & 2 garages. **Electricity supply:** Mains

Water supply: Mains. **Sewerage:** Mains. **Heating:** Gas central heating (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/12012024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1978.5 ft²


183.81 m²

Reduced headroom

20.15 ft²

1.87 m²

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.

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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