

# Audlem Road

Stafford, ST18 0GN

John German





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£535,000

A particularly beautifully maintained modern detached house situated in this sought after development. Appointed to an exceptionally high standard and having the benefit of a professionally landscaped rear garden with splendid deep and full width porcelain sun terrace.



The reception hall has stairs rising to the first floor landing and a cloakroom off with downlighting, WC and a wall hung wash basin. The elegant lounge has a front facing bay window and a marble fireplace with electric fire. The stunning exceptionally spacious open plan family living, dining kitchen extends to the full width of the house, with downlighting, double French style doors with full height side windows opening from the dining area and a very pleasant sitting area. The kitchen has an attractive and comprehensive range of units with contrasting work surfaces and a stainless steel sink and drainer. Integrated appliances comprise hob with extractor canopy above, two ovens, dishwasher and two full height fridge freezers. There is also a useful understairs cupboard and from the kitchen leads a utility room which has a matching range of units with contrasting work surfaces, stainless steel sink and drainer and space and provision for domestic appliances.

There is a delightful gallery landing which has an airing cupboard and off which leads four well proportioned bedrooms. The principal bedroom has a leaded bay window and enjoys lovely views of fields beyond the road to the side of the property. The superbly appointed en suite is fitted with a spacious walk in shower with drying area and a waterfall shower head, chrome vertical towel radiator, WC, wall hung wash basin, exquisite full height tiling and tiled floor. The second bedroom also has the benefit of an en suite having double width shower, wash basin, wall hung WC, splendid full height tiling, tiled floor and vertical radiator. An equally well appointed family bathroom comprises bath with shower and screen above, wall hung wash basin, WC, full height tiling, tiled floor and chrome vertical towel radiator.

The house is situated in a very pleasant position on this exceptionally popular modern development, standing back from the road behind a drive with lawned fore garden and borders. This gives access to the garage which has an electric remote operated door. Gated side entrance leads to the lovely rear garden where there is a very spacious porcelain sun terrace and beyond which lies a lawn, border and path to a further equally well presented sun terrace which has raised sleeper borders. The property enjoys an enviable location on the rural edge of Stafford yet less than a 5 minute drive into the town centre which has a range of amenities including an intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

**Agents notes:** There will be a green space charge in the future. There haven't been any charges yet, however this will come into effect shortly and we await further information.

We understand that the road is awaiting adoption by the local authority.

The Land Registry document reveals various rights, restrictions and covenants and a copy of the Land Registry document is available from our office upon request.

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

**Property construction:** Brick. **Parking:** Drive & garage. **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 F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/24012024

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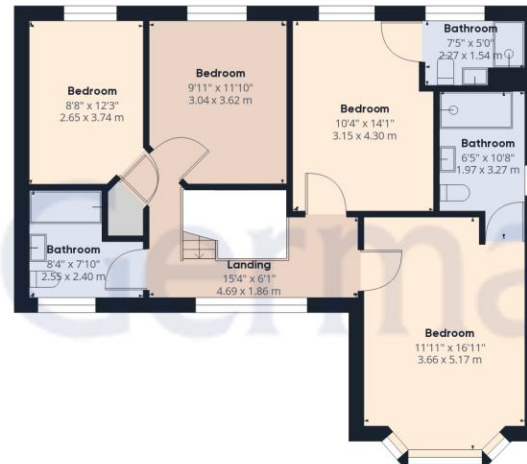


Ground Floor

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

1963.85 ft<sup>2</sup>

182.45 m<sup>2</sup>



Floor 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.

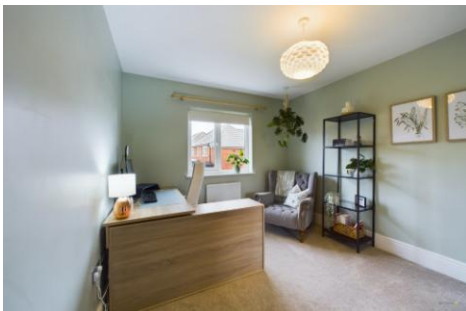
### Referral Fees

**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		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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