

Eccleshall Road
Stafford, ST16 1JA



An exceptionally well presented period end of terrace property, which retains some of the beautiful restored original features with a wonderful blend of modern and stylish fittings and fixtures.

£385,000

John German

Accommodation briefly comprises a canopy porch with traditional front door having stained and leaded light and original door furniture, and opens to a very impressive reception hall providing the most welcoming introduction to this lovely property and having superb Minton tiled floor, restored original ceiling detail and painted panelling to the stairs which rise to the first floor landing.

There is a splendid drawing room with excellent ceiling detail, front facing bay window with modern Plantation style half shutters, an attractive cast fireplace with tiled inset and hearth and exposed wooden floor.

There is a separate sitting room, again having fine ceiling detail, window to the rear garden with full height shutters, cast fireplace with tiled hearth and inset and an exposed wooden floor.

Superbly presented kitchen diner which has an excellent range of high and low level units, with the high level units having lighting beneath and attractive tiled splashbacks, and the low level units benefitting from LED integrated lighting. There is a ceramic sink and drainer with contrasting granite worktops and integrated appliances comprise gas hob with extractor canopy above and oven beneath, full height larger fridge and dishwasher. There is also space and provision for a washing machine. Downlighting and double French style doors open from the dining area to the terrace and garden. Also from the kitchen there is a door with steps down to a very useful cellar which has power points, lighting and tiled floor.

First floor gallery landing off which leads four beautifully presented bedrooms, principal bedroom has a range of built in wardrobes and matching panelling to one wall, cast fireplace and en-suite which comprises shower, WC and wash basin with integrated cupboard beneath with contrasting tiling and downlighting.

Second bedroom also has double built-in wardrobes and cast fireplace. Bedrooms three and four also have shutters.

Bathroom having a P shaped bath with traditional chrome mixer tap in addition to an electric shower and screen above, wash basin with integrated cupboard beneath, WC, vertical towel radiator and downlighting.

Outside, this very attractive house stands back from the road with parking space for two cars immediately to the front of the property, gated entrance to the rear of the house and delightful sun terrace providing wonderful entertaining space and a slightly lower level lawn with established borders leading to a further sun terrace.

The house is situated on Eccleshall Road which is one of the most sought after in Stafford, particularly convenient for junction 14 of the M6 and county town centre of Stafford also has a railway station where there are regular services operating to London Euston, some of which take only approximately one hour 20 minutes.

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

Agents note: Please note that the next door neighbour does have right of access across the garden to the rear of their property.

Property construction: Traditional

Parking: One parking space

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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 D

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

Our Ref: JGA19012024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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