

# St. Johns Road

Stafford, ST17 9AS

John German





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£545,000

Situated within an exclusive private Rowley Park estate is this traditional detached house on a delightful plot within easy access of the county town centre and rail station.



This detached property was built in 1946 by a reputable local builder for his own occupation. It has had only two owners since then, the present owner having lived there for thirty seven years. The property is situated within the exclusive and highly sought after area of Rowley Park. It is a fifteen minute walk to both the town centre and railway station providing services to London Euston taking only approximately one hour and twenty minutes and for junction 13 of the M6 providing direct access into the national motorway network and M6 Toll.

An enclosed entrance porch has a quarry tiled floor and two substantial outer doors. A leaded and stained glass door opens to the reception hall which provides a most welcome introduction into the property, with a parquet floor, stairs to the first floor and a cloakroom off with WC and wash basin.

The delightful dining and sitting room has a front facing window and sliding patio doors opening to a conservatory.

An elegant lounge has a wide bay window, parquet floor, attractive stone fireplace and hearth that incorporates a coal effect living flame gas fire.

The breakfast kitchen has a range of high and low level units with contrasting wood effect work surfaces, a stainless steel sink and drainer, a matching dining bar plus an integrated hob with extractor canopy above and double oven. There is a gas boiler and a glass door opening into an additional conservatory that has views over the garden and patio external doors.

A rear lobby has a tiled floor and leads to a guest's WC and a laundry with a Belfast style sink, quarry tiled floor plus space and provision for domestic appliances.

On the first floor there are four good sized bedrooms, two of which have wardrobes and one has a corner shower cubicle and wash basin with vanity unit beneath.

The family bathroom has a white suite comprising bath with mixer tap shower and screen above, wash basin and WC set into an attractive vanity unit with cupboard beneath, full height wall tiling, contrasting tiled floor and a chrome vertical radiator.

All rooms are good sized functional rooms with pleasing aspects and there is scope to extend or restructure at the rear of the property, subject to the appropriate permissions.

The house stands back from the road beyond a lawned foregarden with a variety of mature trees and established borders plus a drive providing parking. Wrought iron side gates open to the rear garden which is mainly laid to lawn, display borders and established trees. To the rear of the garden there is a detached garage and gates to an area that provides further parking. The garage is accessed via a service road.

#### Agents Notes

The title is not registered with land registry.

The property is situated within the private Rowley Park development.

There are various covenants appertaining to all houses on Rowley Park. A copy of the covenants are available upon request.

A service charge is payable that is approx. £180 per annum.

There will be video recording at the time of a viewing.

The garage does contain asbestos.

We understand there is a planning application at 11 St. Johns Road to convert the garage into the kitchen and a link to the house.

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

**Property construction:** Traditional **Parking:** Drive to front and parking at rear

**Electricity supply:** Mains

**Water supply:** Mains **Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

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

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

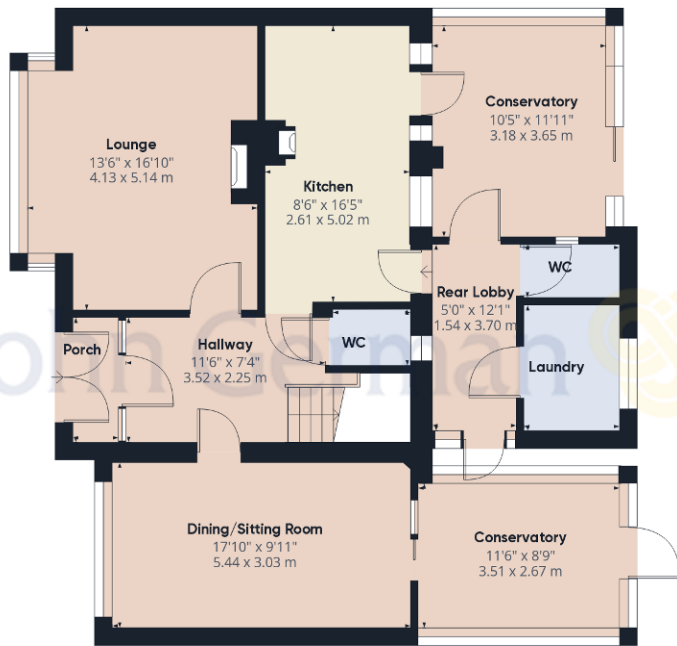
**Local Authority/ Tax Band:** Stafford Borough Council / Tax Band F

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

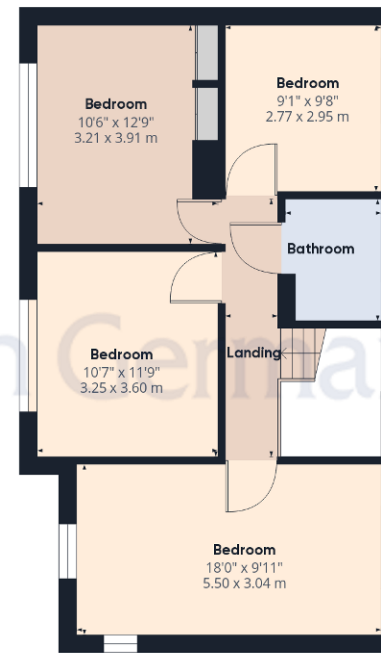
**Our Ref:** JG A/06032024



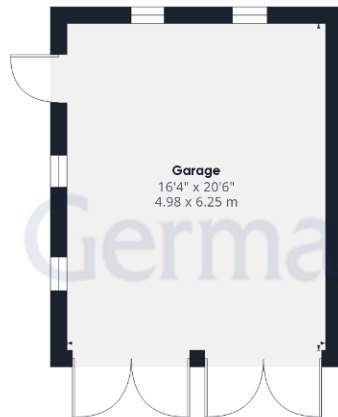




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

2024.49 ft<sup>2</sup>

188.08 m<sup>2</sup>

(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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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.

#### 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 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		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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