

Rickerscote Avenue

Stafford, ST17 4HA

John 
German






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£185,000



Brimming with character and potential, a three bedroomed cottage style house with generous gardens and fabulous views of the River Penk meadows.

Originally part of Rickerscote House, The Rockeries is just five similar cottages that sit in the former grounds of this large old house and they are approached by and stand in a private drive that leads off Rickerscote Avenue. This particular property has the largest garden and it includes a garage at the rear and driveway parking at the front. In need of modernisation but offering excellent scope to personalise this character property that enjoys a unique location.

The gas centrally heated and timber double glazed property has a stable style front door that leads you into a large and extended open plan lounge and dining area with a feature bay window to the rear overlooking the extensive garden, built in display cupboard, focal point traditional fireplace surround and gas coals fire, beamed ceiling and plate rack, stair to first floor and under stair storage cupboard that also houses the gas central heating boiler. Leading off the lounge/dining room is a country style kitchen with a range of hand built painted pine units with Belfast sink, granite worktop, quarry tiled flooring, window to front and feature exposed brickwork, appliance spaces for a cooker, dishwasher, washing machine and refrigerator. Leading off the kitchen is a two sectional rear hall/lobby that has quarry tiled flooring, glazed rear garden door, walk in storage cupboard and a guest cloakroom with WC and wash hand basin.

On the first floor, there is a central landing with window to front, access to the loft space, three bedrooms and family bathroom. Bedroom one is a rear facing double room with a range of built in wardrobes, Victorian fireplace surround and excellent views of the River Penk meadows. Bedroom two is also a double sized rear facing room with meadow views. Bedroom three is a children's single bedroom with front facing aspect. The family bathroom has a white traditional suite to comprise bath with shower over, wash hand basin, low level WC, window to front and airing cupboard.

Outside, single garage of precast concrete construction and asbestos sheeted roof located at the end of the rear garden and having parking space potential in front of. Off road parking at the front of the cottage. The rear garden is of generous size and offers patio, terrace and pathway areas together with a main lawn, privately screened boundaries, mature shrubs and trees, ornamental pool, side garden gate and a garden store.

Agents notes: The property is approached by and positioned on a private shared drive. We understand from the vendor that the first floor partition walling is constructed of asbestos and there may be further use of this material at the property.

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

Property construction: Brick and tile.

Parking: Drive and garage.

Flood risk: Low risk of surface water flooding 0.1% - 1% chance. Very low risk of flooding from Rivers and Sea.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas

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

Broadband and type: Cable - 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 B

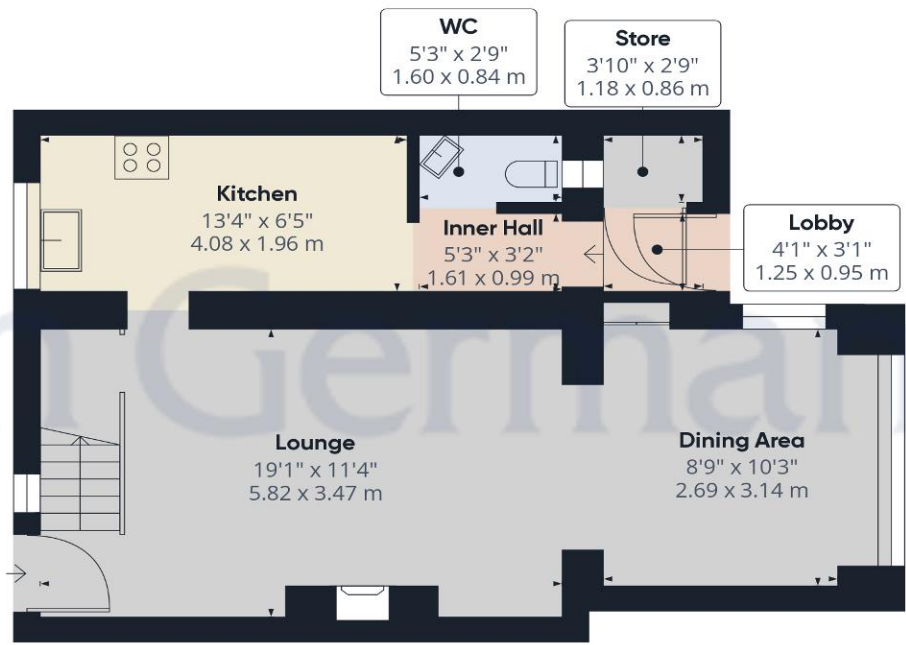
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/08032024

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



Floor 1

Approximate total area⁽¹⁾

815.09 ft²

75.72 m²

(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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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