

# Knowle Road

Stafford, ST17 0DN

John  
German





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£800,000

A most attractive traditional detached house which has been extended and considerably improved. Beautifully presented, having a stunning open plan living/dining kitchen with two sets of bi folds opening onto a superb sun terrace. In addition, there is a self-contained residential annex.

Detailed accommodation comprises reception hall having a parquet floor, stairs rising to the first floor landing and a cloakroom with wash basin and WC set into an attractive fitted unit with integrated cupboards. There is also contrasting flooring. Delightful sitting room having a stone fireplace with built in cupboards and bookshelves.

Separate elegant drawing room with parquet floor and a fire surround with coal effect fire and glass doors with full height side screens opening to the magnificent open plan living/dining kitchen which has the benefit of two sets of bi folding doors opening onto the sun terrace and entertaining area, and two lantern roof lights. There is a superb porcelain tiled floor extending throughout and spacious dining and sitting areas. The kitchen has an extensive range of white gloss units with granite work surfaces. There is a large central island with contrasting grey gloss base units and granite work surfaces which incorporate a twin bowl sink and also a four seater dining bar. Integrated appliances comprise hob with extractor canopy and a glass splash plate, double oven, microwave and dishwasher. Please note, the American style fridge freezer is not included in the sale.

The garage has been converted and extended to provide a utility which has space and provision for domestic appliances, storage area and the excellent annex. The annex also has its own separate access and comprises bedroom with French style door, shower room having a wash basin, WC with integrated cupboard and spacious shower, and an open plan kitchen and living area which is very well appointed having French style doors to the composite deck, roof light, attractive range of grey units with granite work surfaces, two ring ceramic hob, oven and microwave. There is also a hall which has an internal door to the main house.

First floor, off which leads four bedrooms. The principal bedroom is en suite and has twin wash basins set into an integrated unit with four drawers beneath, WC, double width shower, chrome vertical towel radiator and porcelain tiled floor.

There is also a beautifully appointed family bathroom having a bath with shower above incorporating both traditional and waterfall heads, wash basin, WC, exquisite tiling, full width recessed shelf incorporating a mirror and mirror fronted cupboards above.

Outside, there is an exceptionally spacious block paved drive with central island and capable of parking numerous vehicles. To the rear of the property, there is a fabulous deep paved sun terrace which has direct access via two bifold doors to the open plan living area and therefore providing wonderful indoor/outdoor entertaining space. There is a composite deck and steps leading to a Passion Swim Spa Activity 2 pool and beyond which lies a mainly lawned garden. There is a side path with three raised vegetable beds with sleepers leading to an excellent garden room which also has an additional covered side area.

Knowle Road is arguably one of the most desirable roads within the county town of Stafford. It is also convenient for the town centre and its intercity railway station which has regular services to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll. Cannock Chase, an area of outstanding natural beauty is approximately a 5 minute drive away and is a wonderful place to walk, cycle, jog and trek.

**Agents notes:**

There is video and doorbell camera recording at all times.

The Land Registry document refers to charges, covenants and restrictions and a copy of which is available upon request from our office.

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

**Property construction:** Brick

**Parking:** Drive

**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 E

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

**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.





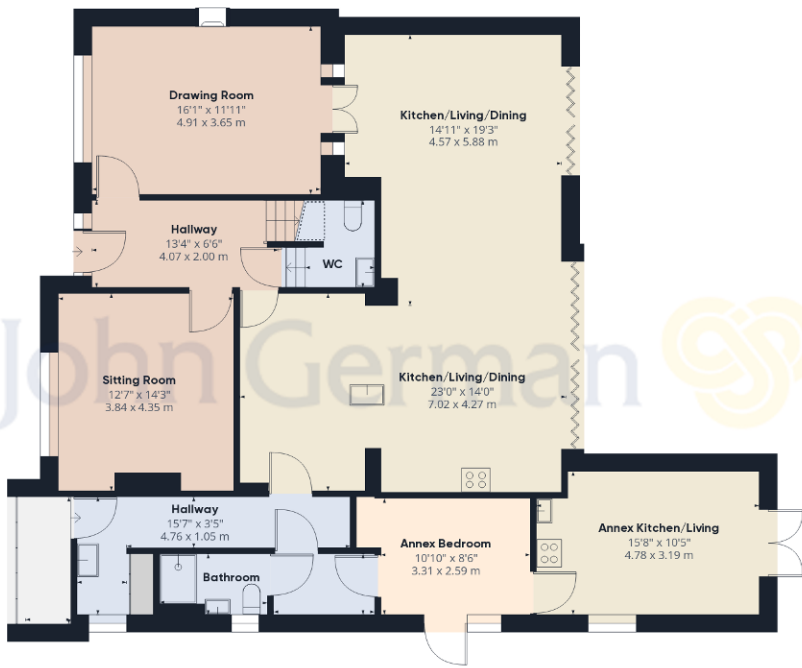




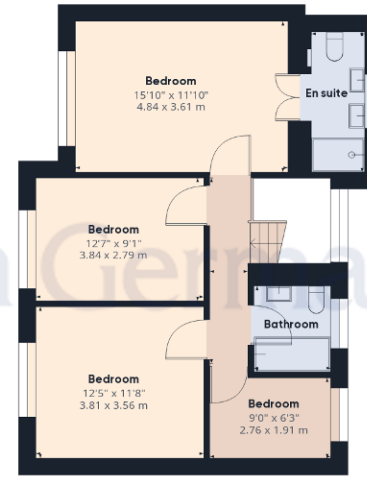
COVENT  
GARDEN WC2  
WESTMINSTER







**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

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

2410.64 ft<sup>2</sup>


223.96 m<sup>2</sup>

**Reduced headroom**

4.37 ft<sup>2</sup>

0.41 m<sup>2</sup>

(1) 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.

GIRAFFE360



## 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	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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