

Ash Rise

Stafford, ST17 9HE

John 
German



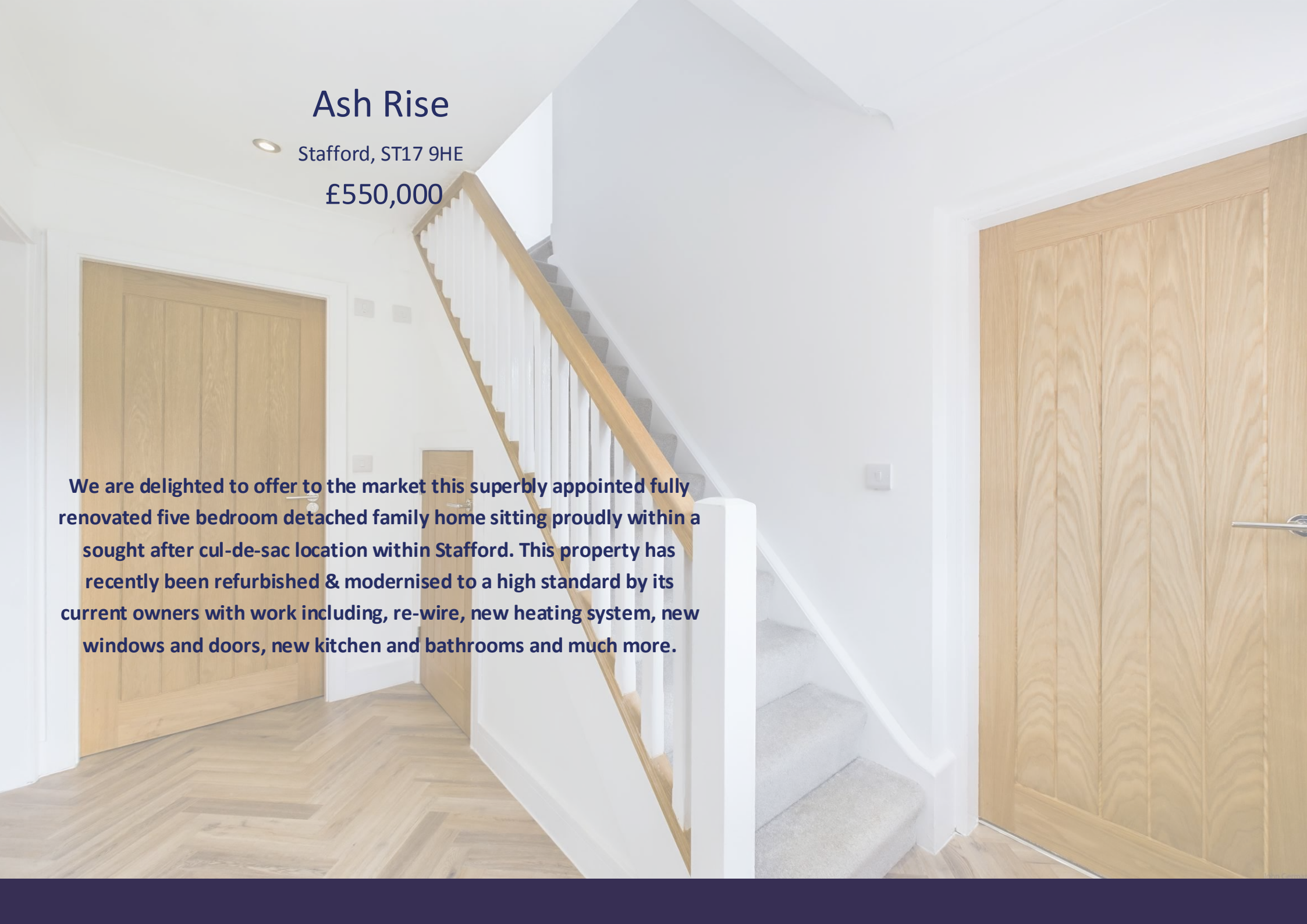


Ash Rise

Stafford, ST17 9HE

£550,000

We are delighted to offer to the market this superbly appointed fully renovated five bedroom detached family home sitting proudly within a sought after cul-de-sac location within Stafford. This property has recently been refurbished & modernised to a high standard by its current owners with work including, re-wire, new heating system, new windows and doors, new kitchen and bathrooms and much more.



The county town of Stafford has a selection of high street shops, restaurants, bars and much more. There is an excellent railway station with regular services operating to London Euston, some of which take only approximately one hour and twenty minutes. Junctions 13 & 14 of the M6 provides direct access into the national motorway network and M6 Toll Road. For local schooling this property on Ash Rise falls into the catchment area for Flash Ley Primary School and for Secondary Education its Stafford Manor High School.

Internally the property comprises of composite entrance door opening into the welcoming hallway with a beautiful herringbone effect flooring, carpeted stairs rising to the first floor landing, spotlights to the ceiling, and oak style doors leading off into the living room, kitchen and guest cloakroom. The impressive sized living room is filled with natural light from the floor to ceiling window to the front aspect, bi-folding doors to the rear aspect opening out onto the rear garden, newly fitted carpeted flooring, two ceiling light points, feature electric fire and double doors opening into the kitchen/diner. The heart of the home is the kitchen/diner fitted with a beautiful range of matching hi-gloss wall and base units with quartz worktops over and range of fitted kitchen appliances including AEG double oven, AEG induction hob with matching extractor above, fridge/freezer, dishwasher and washer dryer. There is a further breakfast bar area and a beautiful herringbone effect flooring flowing throughout the whole space into the dining area and sunroom. From the kitchen there is a large dining area and an opening leading into the sunroom with direct access to the garden, there is a door leading into the garage and a door leading into the study/playroom which is a fantastic versatile space ideal for many uses and would even be a great space for those looking to run a business from home given it benefits from its own private access door from the side of the house without the need for customers to enter through the main front door.

Upstairs there are five bedrooms, three generous doubles, two en-suites to the largest two bedrooms, two single bedrooms and one family bathroom. Outside to the front of the property is a fantastic sized large block paved driveway providing off-road parking for 8-10 vehicles and a lawned front garden. The property also benefits from having access both side of the property to the rear garden, where there is a large porcelain patio seating area and lawned garden.

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

Property construction: Standard **Parking:** Drive **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas

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

Broadband type: TBC

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

Our Ref: JGA12032024

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

Approximate total area⁽¹⁾

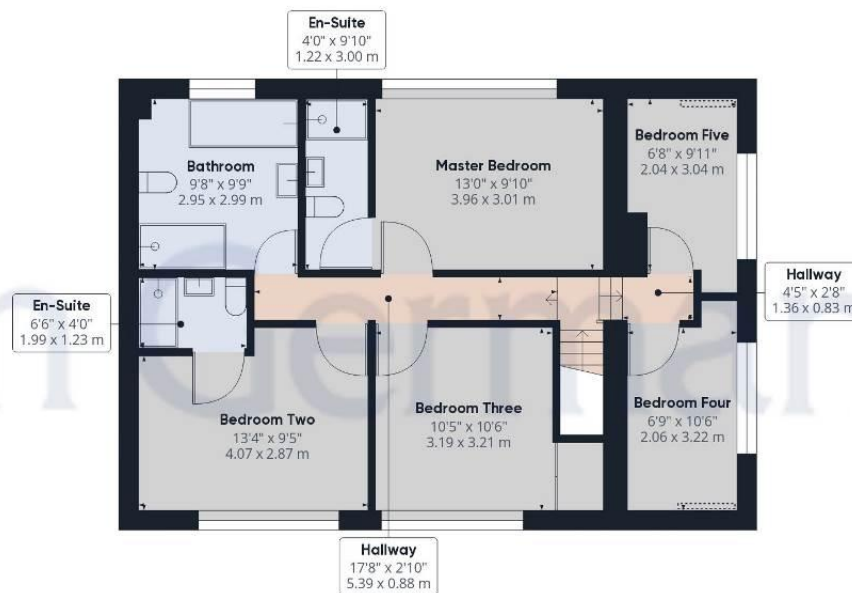
1907.43 ft²

177.21 m²

Reduced headroom

2.6 ft²

0.24 m²



Floor 1

(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.

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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		
81-91	B		
69-80	C	70 C	78 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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JohnGerman.co.uk Sales and Lettings Agent



