

Rising Brook

Stafford, ST17 9DH

John 
German





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Stafford, ST17 9DH

£275,000

A stylish traditional semi detached house and separate one bed self contained annexe together with a large garden and generous off road parking.



A perfectly located family house that is on the doorstep of all local amenities and only 1.25 miles or so from the county town centre and around 2 miles to junction 13 of the M6.

The property a very well presented range of accommodation with uPVC double glazing and gas central heating and also has a separate annexe in the garden that offers a sitting room, single bedroom, bathroom and kitchen.

Entrance to the property is via a storm porch with shuttered windows that leads to an attractive reception hall with staircase to the first floor, understairs storage cupboard and a tiled floor.

The front facing family lounge (currently furnished and used as a home office) has a shuttered bay window and a traditional fireplace with gas coals fire.

The rear facing reception room is currently used as a combined sitting and dining room and has a further traditional style fireplace with gas coals fire and double doors leading out to a substantially sized uPVC double glazed conservatory with fabulous garden views and access to a useful guest's WC.

Also leading off the rear reception room is a beautifully refitted kitchen with modern paint finished base and wall units, marble worktops, upstand and recessed sink unit, Bosch built in double oven/grill, gas hob and extract or hood, built in fridge and washing machine, tiled floor and a side facing window.

The first floor landing has a shuttered front facing window and gives access to the three bedrooms, family bathroom and part boarded loft space. Bedroom one is a front facing double room with window shutters and two built in wardrobes, bedroom two is a rear garden facing room with built in wardrobes and bedroom three is a well sized single bedroom with rear garden aspect.

The family bathroom is fully tiled and fitted with a white and chrome suite to include a bath with shower over, wash hand basin and low level WC.

The detached annexe to the rear of the house has its own gas central heating system, uPVC double glazing, has recently been redecorated throughout and now just needs new floor coverings in part. It offers a garden facing sitting room, a single bedroom, an inner hall, three piece fully tiled family bathroom and a fitted kitchen.

Outside - The property stands comfortably back from the roadside behind a walled and gated frontage that has ample parking space for several cars and a mixture of hedged and fenced side boundaries.

The substantially sized rear garden is most attractively landscaped and offers a stone paved patio and pathway, well tended lawns, a water feature, raised sleeper and shrubbery stocked borders, various seating areas throughout the garden and a timber storage shed.

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

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

Sewerage: Mains **Heating:** Gas

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

Broadband type: ADSL 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 C

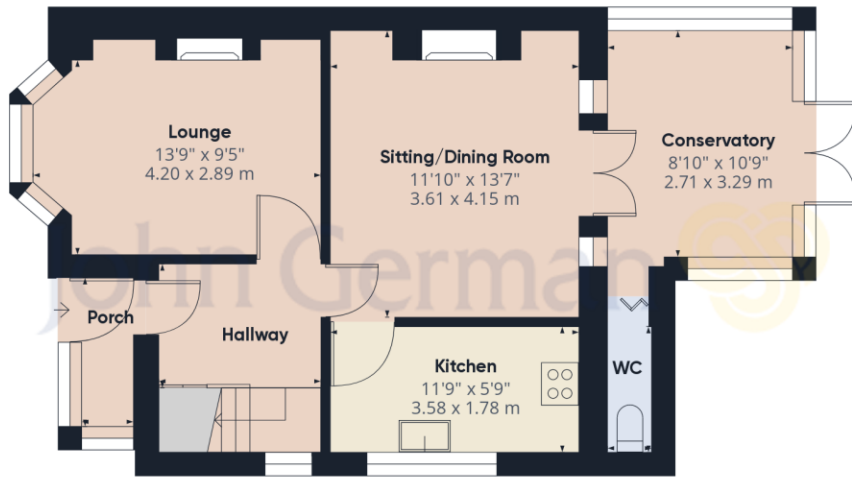
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/17042024

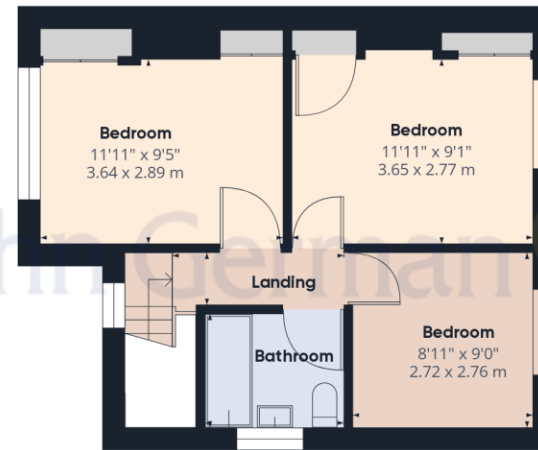
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Ground Floor Building 1

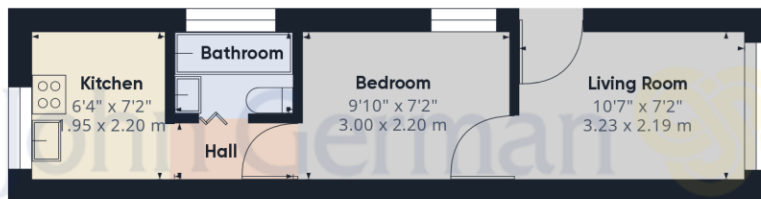


Floor 1 Building 1

Approximate total area⁽¹⁾

1222.28 ft²

113.55 m²



Ground Floor Building 2

(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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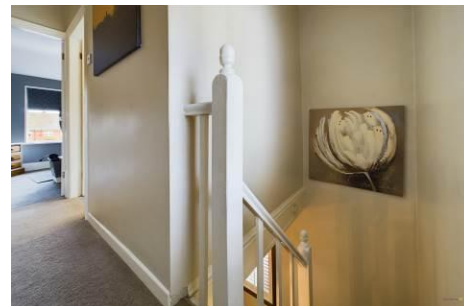
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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