

# Ash Rise

Stafford, ST17 9HE

John   
German





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£415,000



Extremely well presented detached property offering excellent family sized accommodation and occupying a particularly impressive and extensive plot having the benefit of various garden areas and two gated drives, both of which provide parking for numerous vehicles and give access to the garage and carport.

Detailed accommodation comprises covered porch opening to an attractive and spacious L shaped reception hall which has stairs rising to the first floor landing, understairs cupboard, Karndean flooring and very attractive painted half height panelling. There is an elegant lounge which is dual aspect having French style doors and full height windows opening to the deck and garden beyond, traditional wooden fire surround with brick inset, flagstone hearth and a cast log burner. There is a separate, spacious dining room with sliding doors also opening onto the deck and garden and benefitting from an oak stripped floor. There is also a study which could be used as a fourth bedroom. The superb breakfast kitchen has an extensive range of white high and low level units with contrasting work surfaces, tiled splashbacks and ceramic sink and drainer. There is a black tiled floor, an additional slightly raised area of the kitchen, and space and provision for a range of domestic appliances (please note that these are not included in the sale). The cloakroom is fitted with a white suite comprising WC, wash basin, tiled floor and half panelled walls.

Off the first floor landing leads all three bedrooms and stairs leading to an attic room. The principal bedroom has an en suite which comprises shower with Mira shower control, full height splash plates and tiling to other areas. There is a wash basin with integrated cupboard beneath and tiled floor. The second bedroom has built in wardrobes. The beautifully appointed family shower room which has electric underfloor heating and comprises spacious shower with Mira control and drying area, wash basin and WC set into a full width modern fitted unit with numerous cupboards, exquisite contrasting wall and floor tiling and a chrome towel radiator. It also houses the spacious airing cupboard. The converted loft space has two Velux roof lights. Please note that this conversion doesn't have building regulations and therefore cannot be classified as a habitable room.

Outside, the property occupies a truly enviable plot which is extensive and has several garden areas, a gated drive along with a second drive which provides parking for several vehicles and gives access to the garage and carport. There is an attractive lawned fore garden with established bed and a copse area to the side of the drive, having a substantial timber shed. There is also a secluded side area leading to the main extensive lawned area to the rear of the property which also includes a deck.

The house is conveniently situated for the county town of Stafford which has an intercity railway station with regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes and also within 5 minutes drive away of junction 13 of the M6 providing direct access into the national motorway network and M6 toll.

#### Agents notes:

The property is situated off an unadopted shared private road. There is an annual charge of £145.

The property is subject to rights and restrictions including not allowing any trade, business or manufacturing from the premises. A copy of the Land Registry document is available upon request.

The property is freehold however the land is subject to a rent charge of £5 per annum.

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

**Property construction:** Standard. **Parking:** 2 drives, garage & carport

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** 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](http://www.gov.uk/government/organisations/environment-agency)

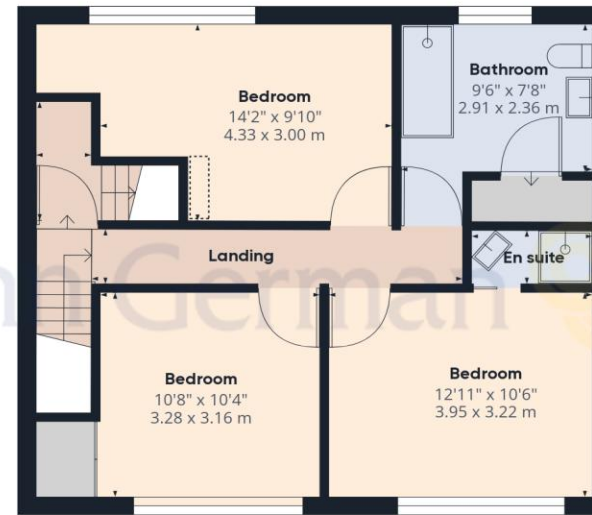
**Our Ref:** JGA/17042024



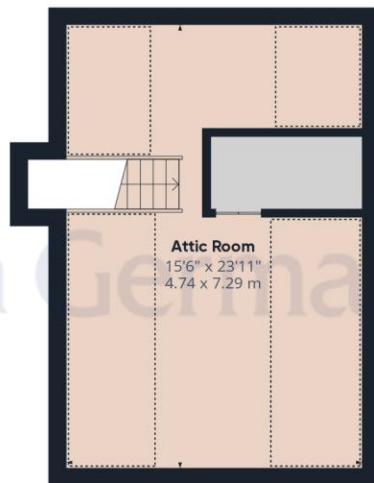




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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

2126.41 ft<sup>2</sup>

197.55 m<sup>2</sup>

Reduced headroom

120.91 ft<sup>2</sup>

11.23 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.

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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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**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.

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