

Oak Tree Gardens
Coppenhall, Stafford, ST18 9NX

John German







Oak Tree Gardens

Coppenhall, Stafford, ST18 9NX

£599,950

A beautifully presented and very generously sized four double bed roomed, three bathroomed house in a private drive setting within this sought after village.

A large detached property built in around 2012 within a private drive setting of four detached properties in the popular and convenient village of Coppenhall. Easy to travel into Stafford and on the doorstep of Stafford Grammar School, this substantial four bedroomed home makes a great family property with a well planned and surprisingly generous range of accommodation. Junction 13 of the M6 is within a 10 minute or so drive of the property being perfectly positioned for commuters.

The accommodation is uPVC double glazed and has underfloor heating in all principal areas and offers a new polycarbonate front door and side windows leading to the generously sized reception hall with tiled floor, staircase to first floor and access to all ground floor rooms and an internal door to the double garage.

A two-piece fitted guest's cloakroom leads off the hall together with a study with feature curved wall and a comprehensively fitted utility room including the gas fired central heating boiler, fitted sink unit, storage cupboards, worktops and two appliance spaces.

Enjoying rear garden access and views, the family sized lounge is a most comfortable room that features a traditional fireplace and gas coals fire and has double opening doors leading into the dining kitchen. This is undoubtedly the heart of the modern home and features a full range of quality oak units, quartz worktops and upstand, Belfast sink, range cooker, American style fridge freezer, dishwasher and microwave oven. The dining area is seamlessly connected and has double doors leading out to the rear garden.

On the first floor there is a stylish and generously sized landing with airing cupboard and store and access to the four double bedrooms and family bathroom.

The master bedroom cannot fail to impress with its size and natural light together with a fitted walk in wardrobe and a three piece en suite shower room with quadrant corner shower, low level WC and wash hand basin. Bedroom two is a large rear facing double bedroom with a range of built in wardrobes and a three piece white and chrome en suite shower room with double shower, low level WC and wash hand basin. Bedroom three is a double sized rear facing garden room and bedroom four is currently furnished as a study/games room but would make a great guest double bedroom with a front facing aspect. The family bathroom is also spacious in size, has a white and chrome suite to comprise bath with shower over, low level WC, wash hand basin and a built in storage cupboard.

Outside - A double garage has remote control electric doors, internal door to the house and an electric car charging point. A block paved driveway to the front of the property has a matching pathway leading to the side and rear of the house.

The rear garden is privately screened and has been landscaped to include a paved patio area with sleeper wall and steps leading to a raised lawn and shrubbery border garden with fully stocked borders and a garden shed/store.

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: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

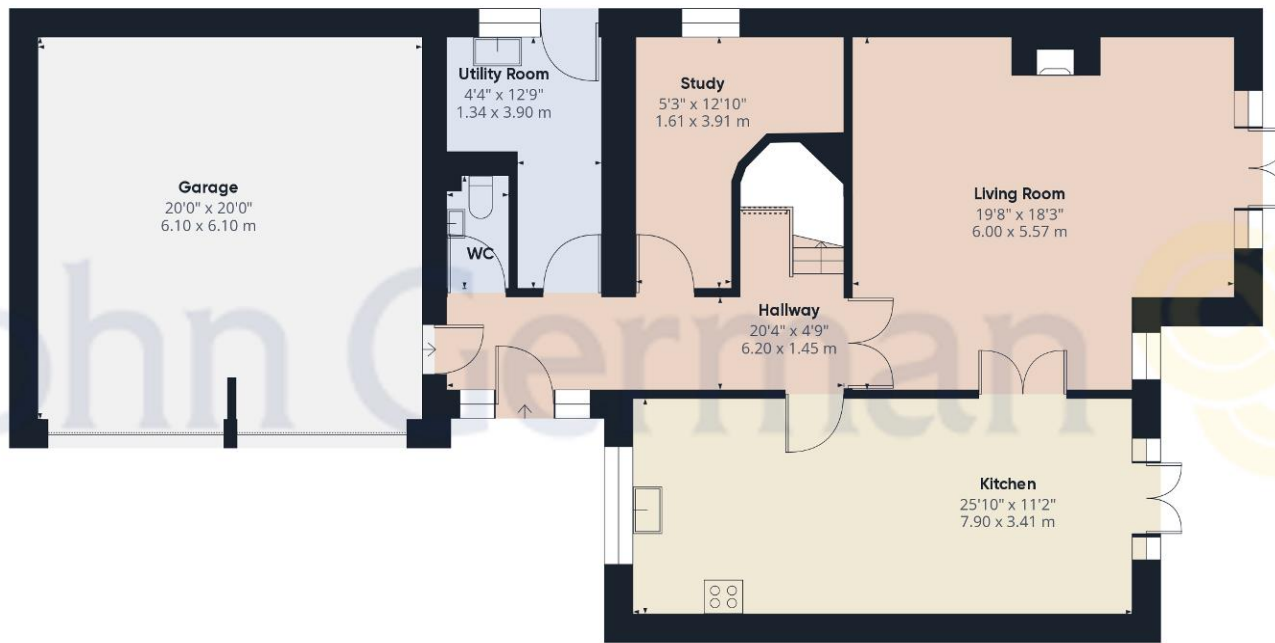
Local Authority/Tax Band: South Staffordshire Council / Tax Band F

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

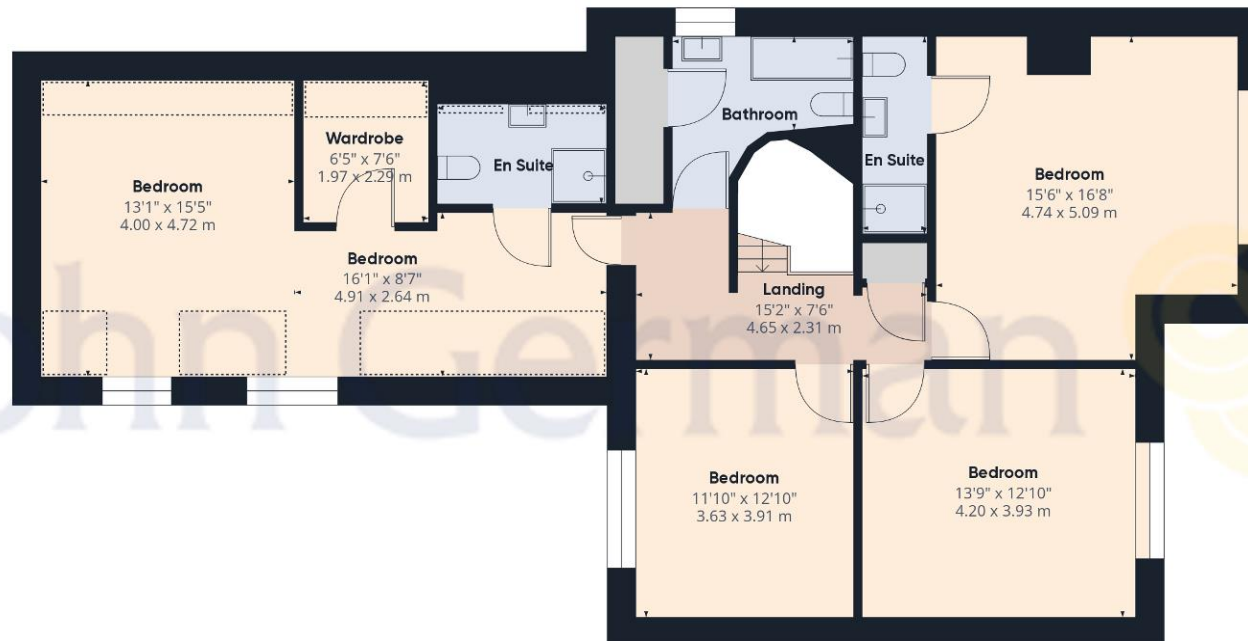
Our Ref: JGA/23052024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

2600.27 ft²
241.57 m²

Reduced headroom

108.7 ft²
10.1 m²

(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



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.

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 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		85 B
69-80	C	80 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
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



