

# Audlem Road

Stafford, ST18 0GN

John   
German





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£595,000

**A truly exceptional and spacious modern detached house built in 2020 that has since been refurbished and remodelled to a particularly high standard including a stunning dining kitchen with tranquil sitting area off, elegant through lounge and professionally landscaped gardens.**



Step inside the reception hall that provides a most welcome introduction to this impressive property that has stairs to the first floor, a useful cloaks cupboard and access to the guest's cloakroom having a WC, wall hung wash basin, tiled floor and feature wall covering to one wall. Engineered distressed oak floor runs underfoot and extends into the elegant through lounge with deep front facing leaded bay window, A recessed fireplace with electric log effect fire and a wide opening into a further sitting area where French style double doors open to the landscaped garden.

The stunning and completely refurbished dining kitchen has a splendid range of grey coloured high and low level units with chrome accessories complemented by granite work surfaces incorporating a granite drainer adjacent to the two recessed stainless steel sinks. There is also a high level dining bar and a range of integrated appliances comprising induction hob with Bosch extractor canopy above, two ovens (one is microwave combination oven), two fridge freezers and a dishwasher. To one wall there is feature brickwork and stylish wall covering to another wall. Tiled flooring runs throughout the room and wide bi-fold doors open to the fully landscaped garden. Off the kitchen is a separate tranquil sitting area which has a tiled floor, vertical radiator, downlighting and access to the garage.

The utility room has a further range of matching units and granite work surfaces with an inset stainless steel sink, space and provision for domestic appliances and the gas boiler is concealed in a cupboard.

On the first floor the attractive galleried landing has an airing cupboard and doors to the five bedrooms. The impressive principal bedroom has a front facing bay window, a modern range of fitted wardrobes and the benefit of an en suite with full width walk in shower having both conventional and waterfall heads, wash basin with integrated drawer beneath, WC, exquisite floor and wall tiling plus a chrome vertical radiator.

Bedroom two also has the luxury of its own en suite having a corner shower, wash basin with integrated unit beneath and WC. Bedrooms three and four share the beautifully appointed family bathroom having splendid wall and floor tiling, bath with shower and screen above, wash basin with integrated drawer, WC, downlighting and a chrome vertical towel radiator.

The house stands back from the road beyond a double width drive which gives access to the garage store. The remaining part of the garage has been converted into the sitting area mentioned above. There is a lawned foregarden with professionally laid path and laurel hedge.

The exceptional landscaped rear garden has a composite deck directly accessed from the bi-folding doors from the dining area in addition to an oak canopy porch from the utility room. To the other side is a porcelain tiled terrace with oak framed pergola and to the other is a resin path, all of which have mature and abundantly stocked borders.

The property is situated in a highly desirable and enviable location within easy access to Stafford's town centre which has the benefit of an intercity railway station where there are regular services operating to London Euston, some of which take only approximately one hour and twenty minutes. The property is also within easy walking distance of pleasant countryside walks and easy access to Shugborough Estate and Cannock Chase. Junctions 13 and 14 of the M6 provide direct access into the national motorway network.

#### Notes

The property will be subject to a Greenspace charge however this has not yet been set and we await further information. The land registry does contain various charges, a copy of the document is available upon request.

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

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

**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Mains

(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/>

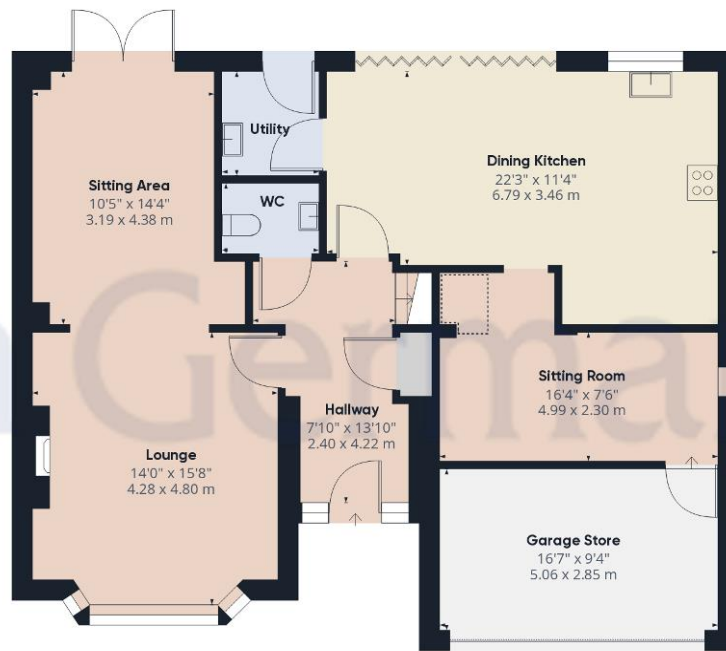
**Local Authority/Tax Band:** Stafford Borough Council / Tax Band F

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

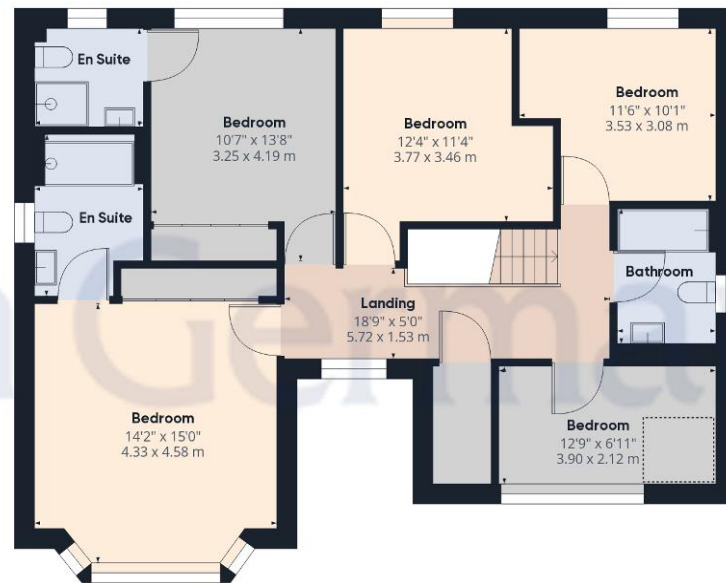
**Our Ref:** JGA/21022024







Ground Floor



Floor 1

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

2120.17 ft<sup>2</sup>  
196.97 m<sup>2</sup>

**Reduced headroom**

25.21 ft<sup>2</sup>  
2.34 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



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             |         | 92 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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