

# Castle Bank

Stafford, ST16 1DJ

John   
German







## Castle Bank

Stafford, ST16 1DJ

£467,950

A substantial detached house located in this sought after area with an in and out driveway and a generous garden plot adjoining Stafford Castle Golf Club.

Located just down the road from Stafford Castle and St Mary's Church, here is a fabulous opportunity to purchase a handsome traditional detached house that offers tremendous scope for enlargement and updating (STPP). The house sits well back from the roadside behind a deep driveway and fore garden and has an equally impressive rear garden that will be to the delight of families and children.

The property is gas centrally heated and predominately double glazed and has a glazed double storm porch that then leads into a spacious reception hall with stairs to first floor and a two piece fitted guest cloakroom.

There are two separate reception rooms that include a front facing dining room with dual aspect windows and traditional fireplace surround and gas coal fire. The family lounge overlooks the rear garden and has a bay window and two fireside windows with a fireplace surround and gas coal fire included.

Also enjoying views of the rear garden, the refitted breakfast kitchen has an extensive range of white high gloss units with marble worktops and breakfast bar, inset stainless steel sink unit and splashback tiling, built in cooker, hob, extractor hood and dishwasher. Leading off the kitchen is a small rear lobby with built in storage and access to the carport.

On the first floor, a spacious landing gives access to the four bedrooms, family bathroom and loft access hatch. Bedrooms one and two are both rear facing rooms with great views and extensive built in wardrobes and storage. Bedroom three is a further double sized front facing room and bedroom four is an excellent sized front facing single bedroom. The family bathroom whilst in need of updating, has a full suite and tiling to comprise corner bath, separate shower, low level WC, bidet and wash hand basin.

Outside, single garage with electric roller shutter door, side personal door, electric, light and power points. Full length carport to the side of the house. In and out driveway with parking space for many cars, astro turfed fore garden, brick front boundary wall and hedged side borders. The generously sized and mature rear garden adjoins the golf course at the rear and offers a mainly lawned garden with many mature shrubs and screening plants together with a full width patio area and greenhouse.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive, garage & carport

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** 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

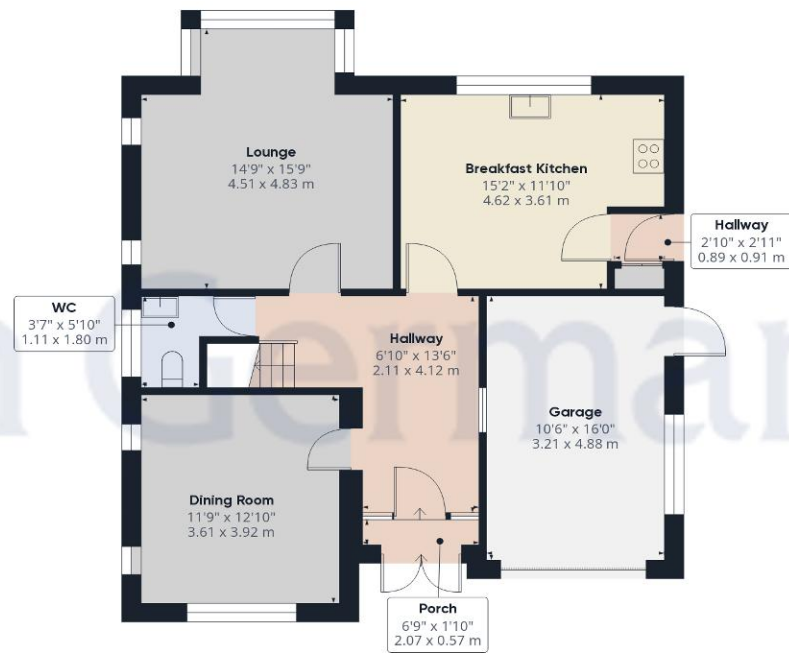
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

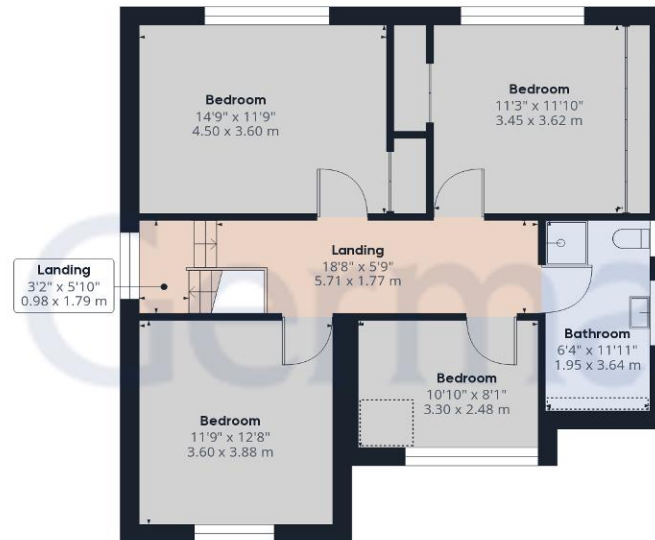
**Our Ref:** JGA/24072024







Ground Floor



Floor 1

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

1719.43 ft<sup>2</sup>  
159.74 m<sup>2</sup>

**Reduced headroom**

13.78 ft<sup>2</sup>  
1.28 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



### 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.

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.

AWAITING EPC MEDIA



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



