

# Cannock Road

Stafford, ST17 0QN

John German










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£495,000



Extremely appealing detached property which is set back from the main road beyond a pleasant service road. Lovely and established front and rear gardens, and the property also has the benefit of a detached home office. Situated in this exceptionally popular location within easy access of schools for all ages.



Accommodation: Enclosed porch opening to reception hall which provides a most welcome introduction to this lovely property, and has the benefit of a wooden floor and attractive contemporary style doors throughout with contrasting door furniture. There is a fitted shoe cupboard, useful built in cupboard and a cloakroom having a WC and wash basin with integrated cupboard beneath. Utility room having stainless steel sink and space and provision for washing machine and dryer, quarry tile floor and door opening to a back porch which gives access to the rear garden and also to the garage.

There is a particularly attractive appointed kitchen which has a range of white modern units with contrasting work surfaces and a one and a half bowl sink and drainer. There is an integrated gas hob with stainless steel splashback and extractor above, and a double oven beneath. There is also a freestanding breakfast bar. Particularly well proportioned lounge which has a recessed fireplace housing an Aga cast log burner, and there is a wide window enjoying views of the lovely garden and sliding patio doors opening onto the very pleasant sun terrace. Separate dining room again enjoying views of the garden and having double doors opening into the lounge.

There is a spacious first floor landing with airing cupboard which also houses the gas boiler, and there are three pleasant double bedrooms.

Superbly appointed bathroom having a bath, wash basin set into an integrated unit with cupboards and drawers, WC, separate shower, chrome vertical towel radiator and half height wall tiling.

The house stands well back from the road beyond a particularly attractive front garden, side drive which is capable of parking four cars and also gives access to the garage. There is a side entrance which leads to the rear garden and there is a very pleasant patio area which is approached directly from the patio doors from the lounge, beyond which lies a lovely lawn which has path and abundantly stocked borders. The highlight of the garden is the excellent and very attractive home office, which has power and internet connection. In addition there is a brick store and a garden shed.

The property is situated in one of the most sought after areas of Stafford within easy access of schools for all ages in addition to local shopping facilities. The county town centre has an intercity railway station where regular services operate into London, with many services only taking approximately one hour 20 minutes, in addition to Liverpool and Manchester. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

**Agents notes:** The deeds and documents of title having been destroyed by fire the land is subject to such restrictive covenants as may have been imposed thereon before 6 September 1999 and are still subsisting and capable of being enforced.

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

**Property construction:** Standard      **Parking:** Driveway      **Electricity supply:** Mains

**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Mains 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:** Staffordshire County Council / Tax Band E

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

**Our Ref:** JGA22072024

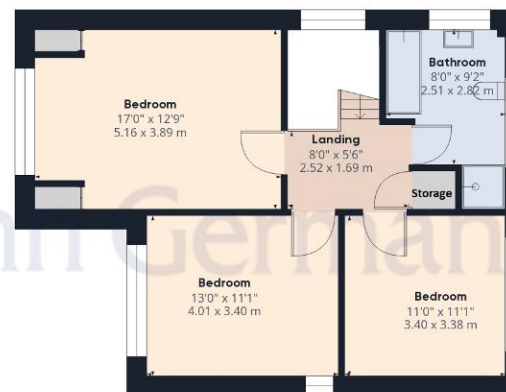








**Ground Floor** Building 1



**Floor 1** Building 1

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

1722.44 ft<sup>2</sup>

160.02 m<sup>2</sup>



(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.





### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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