

# Castle Bank

Stafford, ST16 1DW

John   
German





# Castle Bank

Stafford, ST16 1DW

£450,000

An excellent and deceptively spacious family sized detached house including 4 double bedrooms and 2 studies situated in a sought after location with parking for three cars, integral garage and an attractive rear garden.



Step inside the reception hall where stairs rise to the first floor with a useful under stairs cupboard. There is a front facing study providing an excellent home working facility and a guest's cloakroom with a wash basin and WC. Across the hall is a utility room fitted with a range of units, a circular stainless steel sink plus space and provision for domestic appliances. A door leads to the side and an internal door gives access to the integral garage.

Across the rear and extending to the full width of the property is the superb dining kitchen equipped with a range of gloss units with stainless steel accessories and contrasting granite effect work surfaces incorporating a stainless steel sink and drainer. A superb island unit has further cupboards and a worktop. There is an integrated five burner gas hob with stainless steel splash plate and extractor above, double oven and a dishwasher. The dining area has double French style doors opening to the rear terrace and garden.

On the first floor is the delightful lounge that is particularly well proportioned with double French doors opening to a Juliet balcony. Across the landing are two front facing bedrooms and the family bathroom comprising bath, wash basin, WC, separate corner shower, chrome vertical radiator and a tiled floor.

On the second floor are two very spacious double bedrooms both of which have en suite shower rooms. Also off the landing is a fifth bedroom.

Outside - The property stands back from the road and is approached via a shared private drive leading to parking for around three cars and access to the integral garage. There is an electric car charging point. A side gated entrance opens to the attractive lawned rear garden which also has a paved terrace and display borders.

The property is situated in a sought after area that is easily accessible to the town centre and its railway station with a range of intercity services including London Euston, some of which take approximately one hour and twenty minutes. Junction 14 of the M6 provides direct access into the national motorway network and M6 toll.

**Agents Notes:** The two trees at the front of the property have Tree Preservation Orders. An underground pump is situated in the garden that pumps drainage and water into the main drainage system, the maintenance is approx. £60 per annum. The property is situated off a shared private drive. The land registry does refer to covenants and rights, a copy of this is available upon request.

**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:** Traditional

**Parking:** Drive and garage

**Electricity supply:** Mains

**Water supply:** Pump into mains

**Sewerage:** Pump into mains

**Heating:** Gas

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

**Broadband type:** Standard & Superfast are available See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

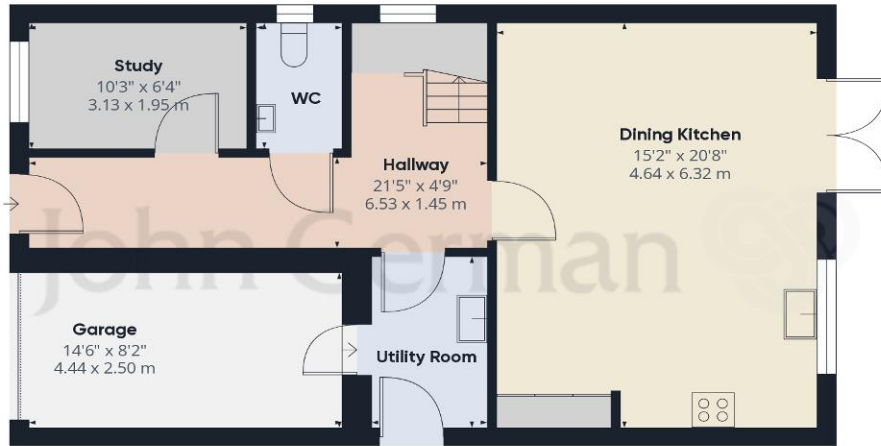
**Local Authority/Tax Band:** Stafford Borough Council / Tax Band F

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

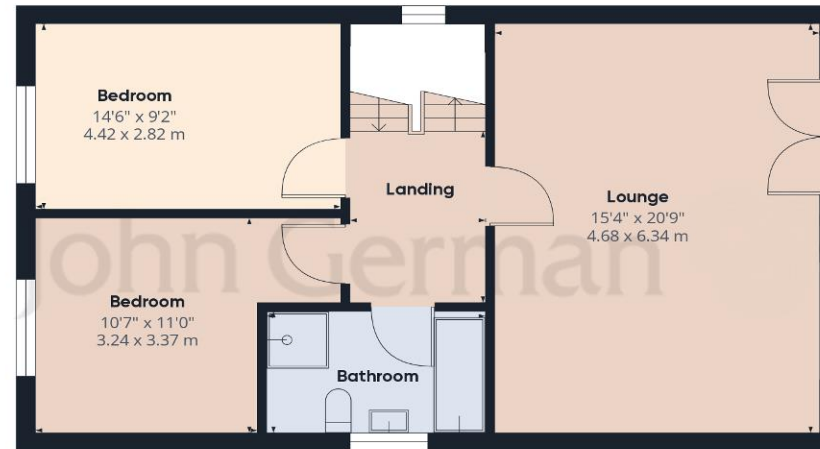
**Our Ref:** JGA/11092024



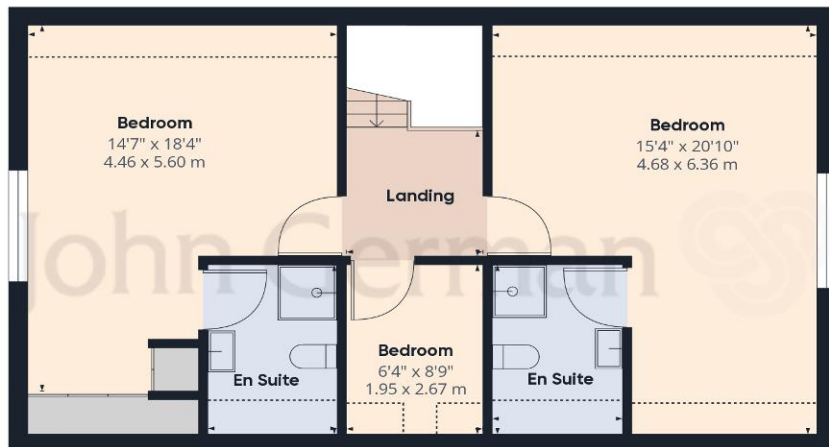




Ground Floor



Floor 1



Floor 2

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

2141.8 ft<sup>2</sup>  
198.98 m<sup>2</sup>

**Reduced headroom**

88.48 ft<sup>2</sup>  
8.22 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 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



