

Overhill Road

Stafford, ST17 0QA

John German 



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£550,000

A most distinctively designed mid 1950's detached house occupying a sweeping corner plot of approx. 0.2 of an acre in this sought after area just off the Cannock Road. A perfect family home offering exciting potential for updating and personalisation.

Located on the corner of Overhill Road and Greenfield Road and presenting a classic mid 1950's architectural style, this fine detached home has been in the same family ownership from new and now offers a fabulous opportunity for a new family to take over its care and make it their own. They will enjoy the convenient access to both local amenities and those in the nearby town centre including sought after schools for all ages.

The property is part centrally heated and double glazed and has an enclosed storm porch that leads into a spacious reception hall that features parquet flooring, staircase to the first floor with feature double height window, understairs storage and a useful guest's WC.

There are two spacious and separate reception rooms each with parquet flooring and fireplaces. The lounge is a through room that adjoins a rear facing garden room. The dining room is positioned at the rear of the property next to the kitchen and has a very pleasant rear garden aspect.

The kitchen is also positioned to the rear of the property and has a modern range of timber finished base and wall units with contrasting worktops and splash back tiling, stainless steel sink unit, built in double oven, appliance spaces for a fridge and washing machine and a walk in traditional pantry store.

Leading off the kitchen is a rear lobby that in turn gives access to a two sectional walk in storage room and two separate garages.

The first floor landing is spacious, characterful and light and offers access to the four double bedrooms, bathroom, separate WC and a useful box room that would perhaps make a potential small office/study.

The master bedroom is a delightfully spacious room and bedrooms two, three and four are all varying double sized proportions and enjoy rear garden views.

The family bathroom has a pampous two piece suite and tiling to include a bath with electric shower over and wash hand basin. The separate WC is located nearby and sits adjacent to the box room.

Outside - Two separate garages. Driveway parking for four cars or so with space for extending the driveway if required. The overall plot size is approximately 0.2 of an acre and offers an established garden at the front and rear where main areas are lawned and bordered by hedges and shrubbery planting. The front garden also has a walled front boundary and there is a privately screened side garden with further lawn.

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

Electricity supply: Mains

Water supply: Mains

Sewerage:

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/>

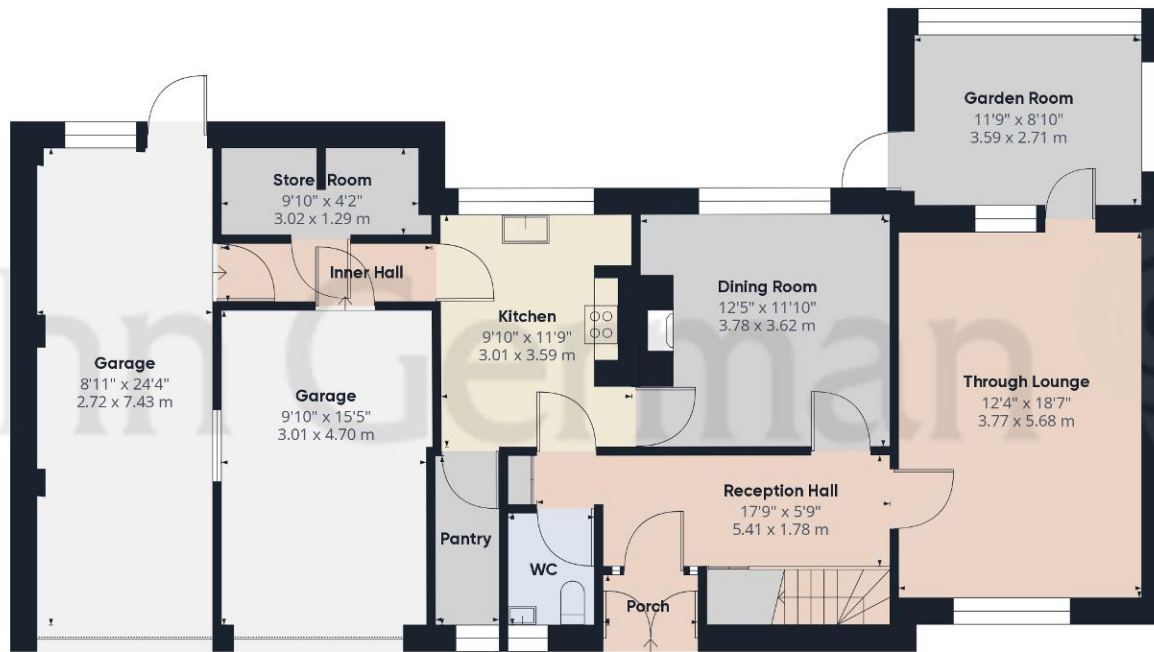
Local Authority/Tax Band: Stafford Borough Council / Tax Band E

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

Our Ref: JGA/20092024







Ground Floor

Approximate total area⁽¹⁾

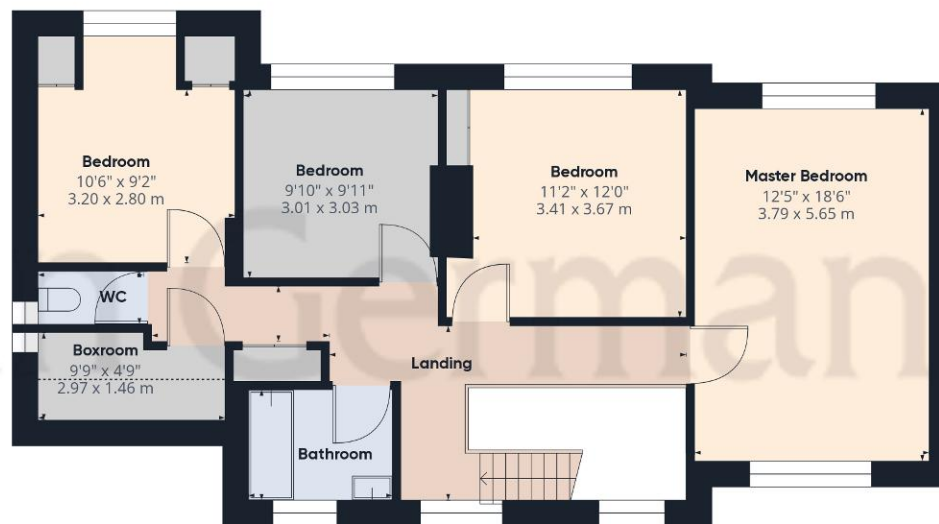
2080.56 ft²

193.29 m²

Reduced headroom

17.33 ft²

1.61 m²



Floor 1

(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.

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