

Spinneyfields

Stafford, ST17 4RR



Superbly presented detached house, thoughtfully extended providing excellent family accommodation including a playroom, bootroom and garage store on the ground floor and a fourth en suite bedroom on the first floor. The property is situated in a very pleasant location with a delightful rear garden having artificial grass.

£320,000

John German 

The reception hall has stairs rising to the first floor landing and a delightful lounge off with front facing bow window and feature wall covering to one wall. The most attractive dining kitchen has an extensive range of painted high and low level units with contrasting work surfaces and inset stainless steel sink and drainer, integrated hob, oven, concealed extractor canopy and dishwasher. There is a useful understairs cupboard and patio doors opening to the delightful terrace and garden. The playroom/home office also has a built-in cupboard with space and provision for a washing machine. This gives access to the bootroom and separate garage/store.

The first floor landing has a cupboard housing the boiler which was newly fitted in 2023, and access to four bedrooms. The principal bedroom is en suite having shower with waterfall head, WC and wash basin set into a modern unit with integrated cupboard beneath. There is a useful over stairs storage cupboard in bedroom four. The family bathroom has an attractive white suite comprising bath with electric shower above, wash basin with integrated cupboard beneath, WC and a chrome towel radiator.

Outside, the property stands back from the road behind a brick block paved drive which is capable of parking two vehicles. To the rear of the property lies a sun terrace and beyond which lies a very attractive artificial lawn and raised sleeper beds, very useful brick store and a spacious sun deck.

The property is situated in this exceptionally sought after location having a local Co-op supermarket and primary and secondary schools within walking distance. The county town of Stafford has an intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access in the national motorway network and M6 toll.

Agents notes: There is a recording Ring doorbell. The Land Registry document refers to rights, charges and restrictive covenants and a copy of which is available upon request.

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

Property construction: Mains

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Fibre -

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

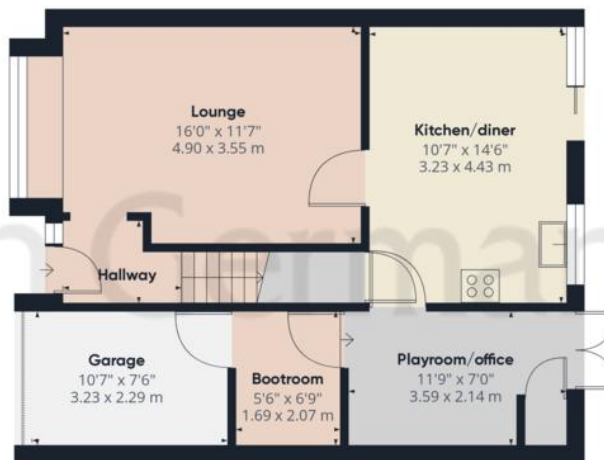
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

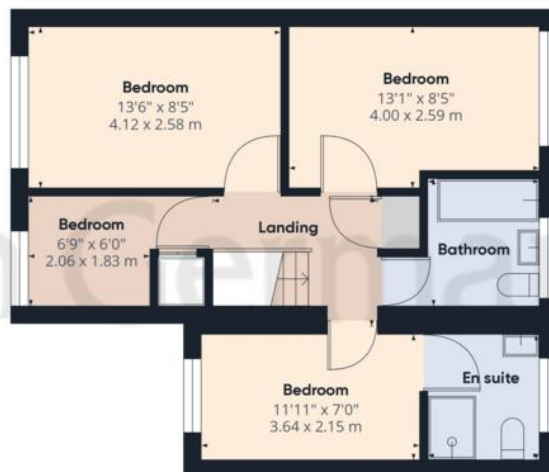
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffordbc.gov.uk

Our Ref: JGA/04102024

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Ground Floor



Floor 1

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Approximate total area^m

1105.45 ft²
102.7 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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