

Rowley Bank

Stafford, ST17 9BG

John German



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£425,000

An exceptionally attractive traditional detached house situated in this highly sought after and established residential location with well planned accommodation, mature garden, extensive parking to the front and garage to rear. Within easy access of Stafford town centre and railway station.

Accommodation - There is an enclosed entrance porch with a part leaded and stained glass door opening to a reception hall which is exceptionally attractive, having with stairs rising to the first floor landing, an understairs cupboard and wooden stripped floor.

The formal dining room has an additional fire surround with cast and tiled inset and a front facing bay window. The elegant and well proportioned lounge is dual aspect and has double French style doors opening to the terrace and garden, with a traditional fireplace having inset and hearth. The breakfast kitchen has an extensive range of high and low level oak faced units with granite effect work surfaces, a stainless steel sink and drainer, tiled splashbacks, recess with range style oven and integrated dishwasher and fridge. The kitchen leads to a conservatory which incorporates a utility, having space and provision for a washing machine and freezer. There is a separate cloakroom with WC and wash basin.

The very pleasant first floor gallery landing leads to three bedrooms and a well appointed bathroom which has as full height wall tiling with contrasting floor tiling, a range of modern built in cupboards with shelf above, pedestal wash basin, WC, bath with electric shower and screen over.

The house is set well back from the road in a slightly elevated position, beyond a very spacious drive capable of parking approximately five cars and there is also a brick retaining wall with a slightly raised lawn and established side borders. To the rear of the property, there is a sun terrace and two spacious lawned areas with pergola, a greenhouse, ornamental pond and separate gated access to the rear garden and the wooden garage. The rear of the property is situated off a private shared drive and there is an annual charge currently £88 for the year 2024/25.

The property is situated in a very convenient location within easy access to the town centre and the railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

Agents note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view 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: Standard. **Parking:** Drive & garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and 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

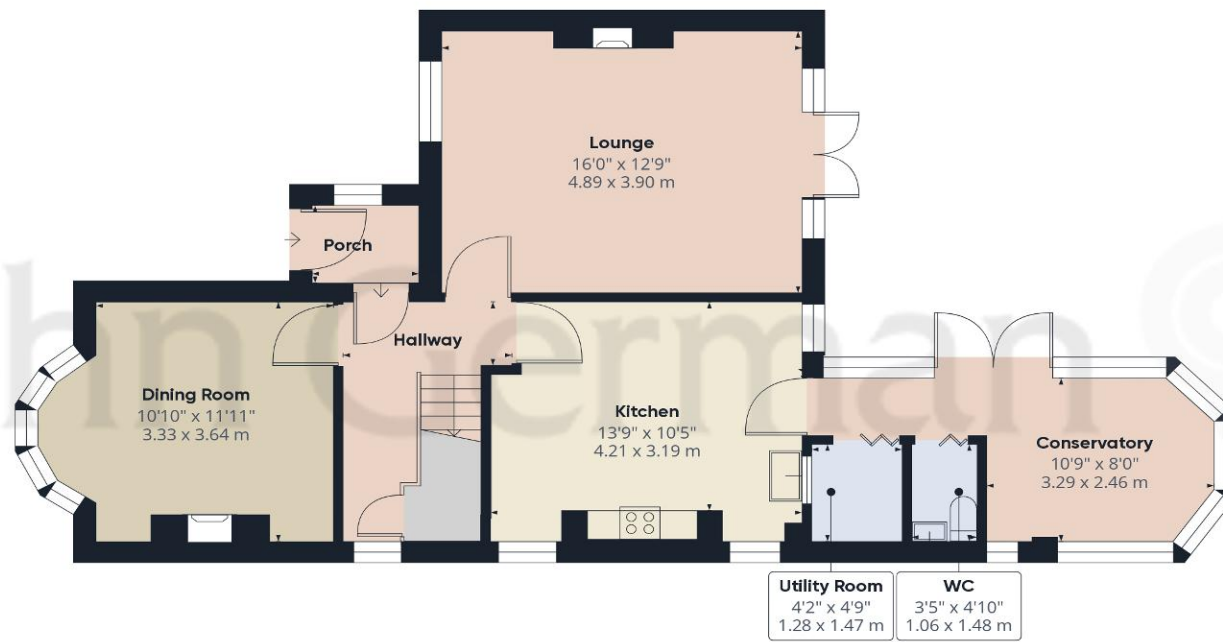
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffordbc.gov.uk

Our Ref: JGA/22102024

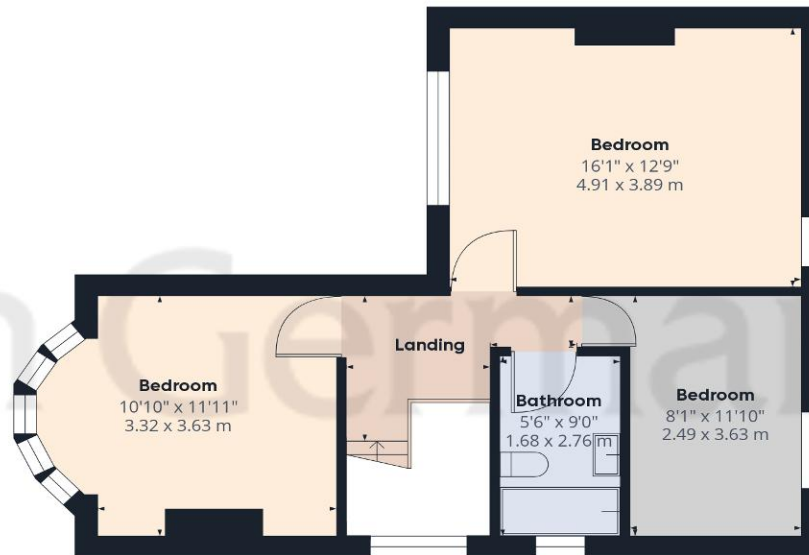
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1303.3 ft²

121.08 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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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