

# Eccleshall Road

Stafford, ST16 1PE

John   
German





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£450,000

A highly individual and deceptively spacious detached property which offers excellent family accommodation over three floors, offering enormous potential to modernise and refurbish.

This individually designed and built property is located on a popular and sought after road which is convenient for the town centre having a wide range of amenities including an intercity railway station with regular services to London Euston, some of which take only approx. one hour and twenty minutes. Junction 14 of the M6 is close by that provides direct access into the national motorway network and M6 Toll.

Step inside the entrance hall having a cloakroom off with WC and wash basin with integrated cupboard beneath.

A dining hall has built in cloaks cupboards and stairs rising to the first floor landing.

An inner hall has further cupboards and leads to the delightful and well proportioned lounge which has parquet floor and a recessed fireplace on a slightly raised marble hearth. Leading off is a separate and spacious study that enjoys a dual aspect. Also off the lounge is a separate sitting room which has a bar and patio doors to the conservatory that in turn has double doors to the rear garden.

The kitchen is fitted with a range of units, a stainless steel one and a half bowl sink and drainer, integrated hob and oven. A tiled floor extends through a wide arch into the adjoining breakfast/dining area.

A separate utility has a further range of cupboards, sink and drainer plus space and provision for domestic appliances.

On the first floor there are two good sized bedrooms and a spacious bathroom having a bath, separate shower, WC, bidet, wash hand basin and cupboard housing the gas boiler.

Off the landing, a door opens to the stairs rising to the second floor landing off which leads two further generous bedrooms.

The property stands well back from the road beyond a spacious brick block paved drive capable of parking numerous vehicles that in turn gives access to the tandem length double garage with internal store off.

To the rear of the property is a paved terrace and raised bed beyond which lies a spacious lawn with a variety of mature trees and a garden store.

**Note:** The property is not registered with Land Registry. The property is offered for sale subject to grant of probate.

**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      **Electricity supply:** Mains

**Water supply:** Mains      **Sewerage:** Mains      **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 F

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

**Our Ref:** JGA/21102024

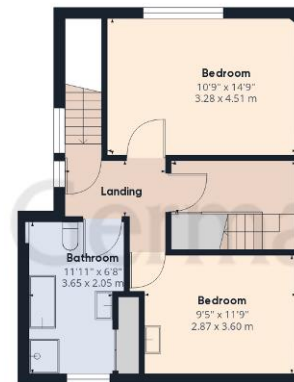
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Ground Floor



Floor 1



Floor 2

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

2491.41 ft<sup>2</sup>  
231.46 m<sup>2</sup>

**Reduced headroom**

195.36 ft<sup>2</sup>  
1.69 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.

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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		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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