

Constable Close

Stafford, ST17 0WG

John German





A photograph of a modern interior hallway. On the right, a staircase with grey carpeting and white balustrade leads upwards. The floor is covered in light-colored wood-look planks arranged in a herringbone pattern. In the background, a dining table with chairs is visible through an open doorway. A decorative wire cage pendant light hangs from the ceiling. The walls are white with white skirting boards.

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£650,000

A luxury five bedroom detached house, beautifully presented throughout and with open green views to the front and within walking distance to very popular primary and secondary schools.

Occupying a choice position on this popular and prestigious Bellway development completed in 2021, enjoying very pleasant open green views to the front and having a good sized rear garden with westerly orientation.

Perfectly designed family house of good size and offering comfortable, easy living with the benefits of uPVC double glazing, gas central heating and solar panels with battery storage to minimise your electricity outgoings.

A storm canopy and polycarbonate main door lead you into a good sized reception hall with Karndean style flooring and stair to the first floor with under stairs cloaks cupboard. There are oak finished feature doors throughout the property.

The main reception room is a substantially sized front facing lounge with a bay window that overlooks the open green.

The heart of this home is undoubtedly the large open plan dining kitchen which overlooks the rear garden, has bifold doors and Karndean style flooring throughout. There is ample space for a large dining table and chairs and a fully fitted working kitchen area that offers a range of high gloss base and wall units, centre island with breakfast bar, contrasting worktops and upstand, integrated fridge freezer, wine cooler, three ovens, coffee maker, induction hob, extractor hood and dishwasher.

Leading off the kitchen is a separate family room with double doors and rear garden views, and a utility room with matching units and flooring, inset sink unit, washing machine to be included in the sale, wall mounted gas central heating boiler and a cloaks cupboard.

Leading off the utility room is a two piece half tiled guest cloakroom.

The first floor landing is a spacious L shaped design and has a front facing window and a built in airing cupboard.

The master bedroom is front facing and overlooks the green and has a range of built in wardrobes and access to its own luxury en suite bathroom with full height tiling and a contemporary white suite to include bath, double shower, double wash hand basins and a low level WC.

Bedroom two is a further double sized front facing room with two windows overlooking the green, and again it has its own en suite shower room with full height tiling to offer a shower unit, low level WC and wash hand basin.

Bedrooms three and four are both excellent sized double rooms that overlook the rear garden and bedroom five would make a perfect single bedroom or study.

The main family bathroom is also fully tiled and offers a contemporary white and chrome suite to include bath, separate double shower, low level WC and wash hand basin.

Outside, double garage with two up and over doors, side personal door, electric, light and power and controls and battery for the solar panels.

Block paved driveway for three cars, with an Anderson EV car charging point, together with a lawned front garden and gated side entrance.

The rear garden enjoys a westerly orientation and offers a lawned garden with fenced boundaries, patio area and pathway.

Agents notes: Solar panels are fitted to the property, the benefits of which will be enjoyed by the new owners including a feedback tariff that produces a modest yearly income.

There is an annual service charge payable of £199.69 for the maintenance of open green spaces and shared private drives.

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 & double garage

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
www.staffordbc.gov.uk

Our Ref: JGA/11122024

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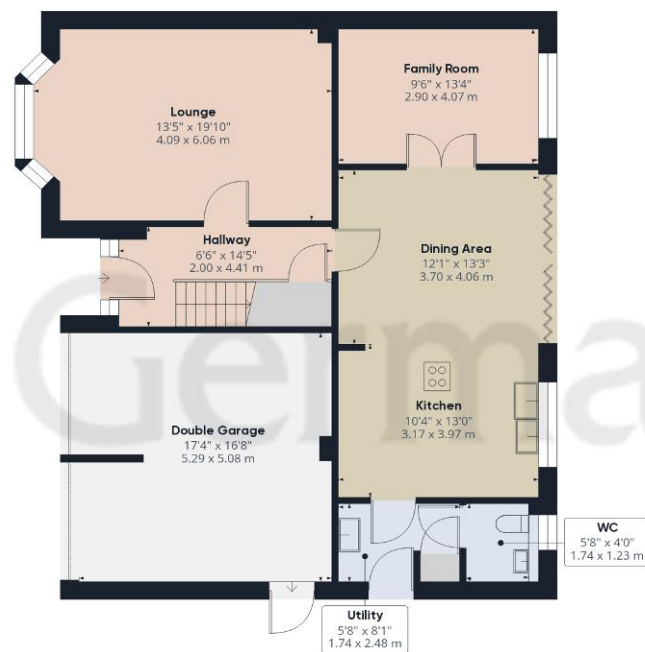










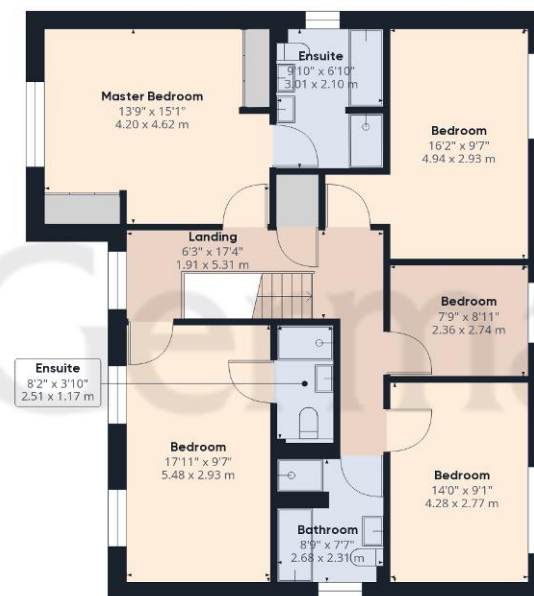


Ground Floor

Approximate total area⁽¹⁾

2187.12 ft²

203.19 m²



Floor 1

(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.

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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.

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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