

Crescent Road,
Rowley Park, Stafford, ST17 9AL

John 
German





Crescent Road

Rowley Park, Stafford, ST17 9AL

£445,000

A tastefully presented detached house occupying a delightful position within this highly sought after Rowley Park location, being directly opposite the Rowley Park gardens. The house has the benefit of a very pleasant and secluded front garden with spacious drive and an attractive rear garden.



An enclosed entrance hall leads into the dining room which has built in cupboards, stairs rising to the first floor landing and a cloakroom with a low flush WC and wash hand basin. The elegant, spacious L shaped lounge has a contemporary style fireplace and patio doors to the paved terrace. Doors open to the superb conservatory which has a tiled floor and double French style doors opening to the garden. The attractive and spacious kitchen is fitted with an extensive range of high and low level units with contrasting granite effect worksurfaces and a stainless steel sink and drainer, integrated appliances comprising Neff gas hob with stainless steel splash plate and extractor canopy over, Neff split level double oven, fridge freezer and washing machine.

Upstairs, the attractive first floor gallery landing has a fitted cupboard, and off which leads three double bedrooms, one of which has fitted wardrobes. The family bathroom has a white suite with chrome accessories and tasteful contrasting full height tiling, pedestal wash basin, bath, separate shower with both conventional and waterfall heads, chrome towel radiator, downlighting and a separate WC having half height painted panelled walls.

The property is situated in an enviable position within this exclusive private park and directly opposite the private gardens. The front garden is extremely attractive, private and very well stocked with various trees and bushes. There is also a drive capable of parking two to three cars, which gives access to the garage. A side entrance leads to a lovely rear garden which has a paved terrace, ornamental chippings and a variety of attractive trees and bushes.

Rowley Park is one of the most sought-after areas in Stafford and is very well situated within walking distance of many amenities including the intercity railway station which has 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 notes: The Land Registry document refers to rights and covenants and a copy of the document is available upon request. Rowley Park is a private park and there are annual charges currently at £176 per annum, in addition to an approximate £30 per annum for access to the private gardens.

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:** 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
<https://tour.giraffe360.com/48dde08a850449498f7185ef13b07c93/>

Our Ref: JGA/06122024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





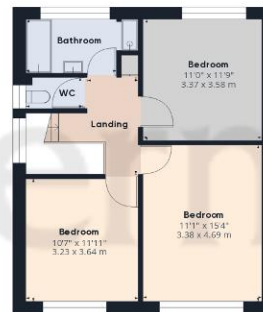


Ground Floor

Approximate total area⁽¹⁾

1663.26 ft²

154.52 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.

GIRAFFE360



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



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



