

Ampleforth Drive

Stafford, ST17 4TR

John 
German





Ampleforth Drive

Stafford, ST17 4TR

£335,000

A very well presented detached house with the benefit of a garage conversion providing an excellent third reception room. The property is situated in a very sought after location, extremely convenient for the county town centre of Stafford.

Accommodation comprises reception hall having a modern vertical style radiator and a superb glass sliding door opening to the sitting room. There is a delightful lounge having a traditional regency style fire surround with marble hearth inset and coal effect fire. The dining room features patio style doors opening to the rear terrace and garden. The attractive kitchen is fitted with an excellent range of units with contrasting work surfaces, recessed sink and drainer, and a range style oven with extractor canopy over. The utility room has a further range of units with space and provision for domestic appliances and a cloakroom off with WC.

On the first floor, there are four bedrooms. The principal bedroom has built in wardrobes and a tastefully appointed en suite comprising wash basin with integrated cupboard beneath, WC, shower, attractive half height tiling, splendid floor coverings and a vertical towel radiator. The family bathroom features a bath with shower and screen above, pedestal wash basin, WC, attractive floor covering and vertical towel radiator in addition to a conventional radiator.

Outside, there is an attractive front garden, drive providing parking for two cars and also an enclosed rear garden having a lawn with useful areas to either side of the property.

The property is situated in a very convenient and sought after location within walking distance of both Queens Retail Park and also the town centre of Stafford which has the benefit of an intercity 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 notes: We understand there are tree preservation orders on two trees.

The American style fridge freezer is not included in the sale but may be available by separate negotiation.

There are rights, restrictions and covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

The property is situated off a shared private drive.

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 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 D

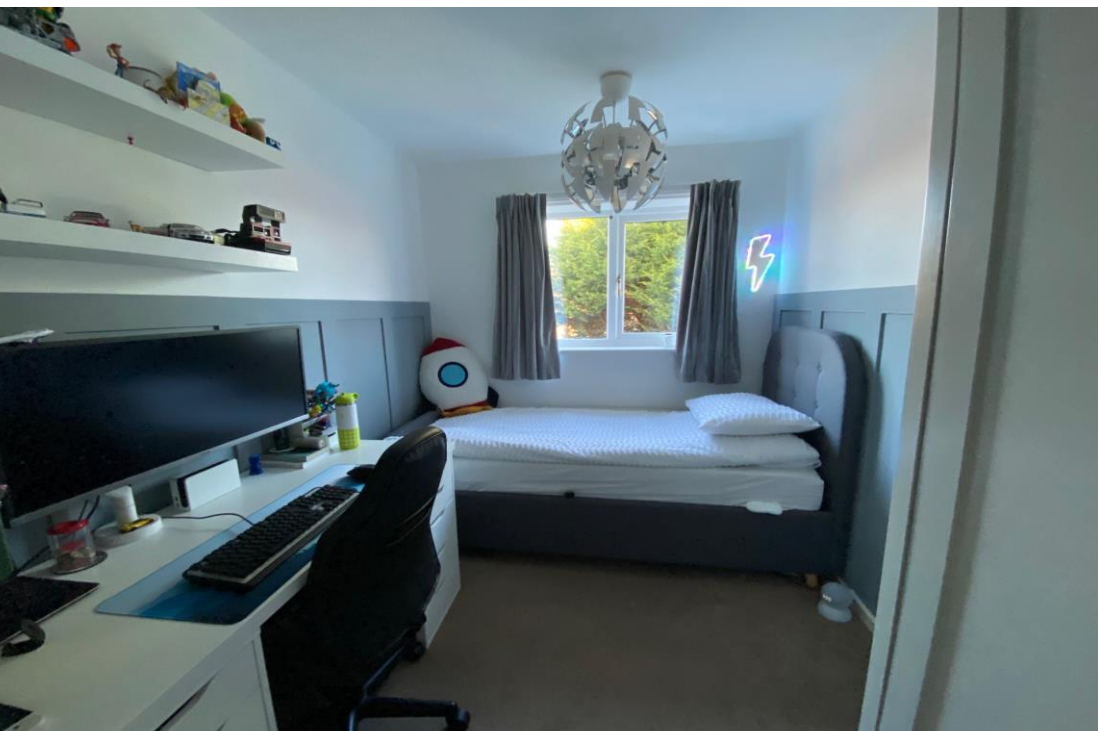
Useful Websites: www.gov.uk/government/organisations/environment-agency

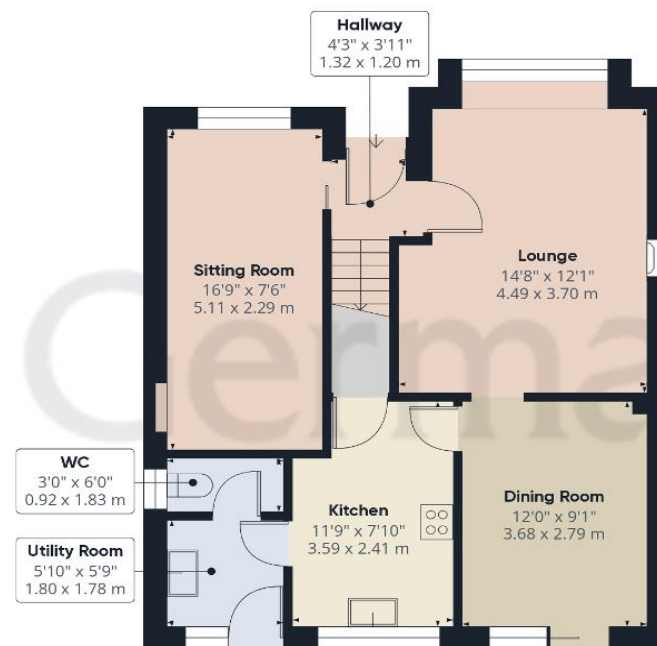
www.staffordbc.gov.uk

Our Ref: JGA/06012025

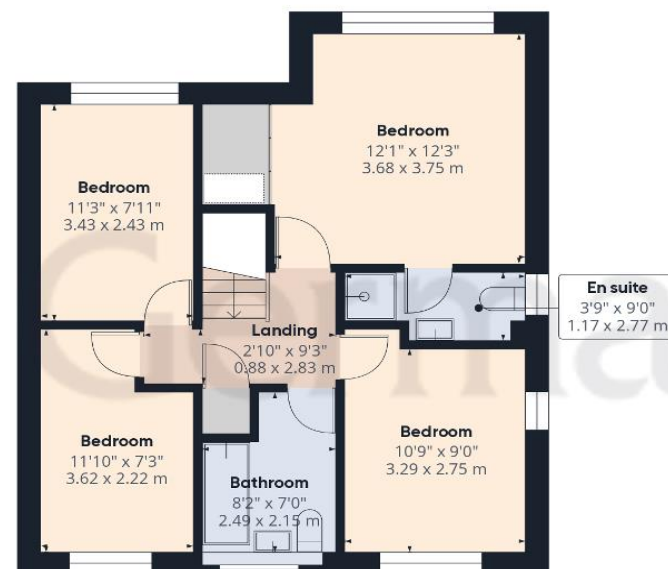
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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



Floor 1

Approximate total area⁽¹⁾

1163.38 ft²

108.08 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.

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

rightmove

APPROVED CODE
TRADING STANDARDS.UK

The Property
Ombudsman

RICS

naea
propertymark
PROTECTED

arla
propertymark
PROTECTED

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

