

Cornwall Drive

Stafford, , ST17 0FG

John 
German





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Offers in excess of £350,000

This attractive house is situated in a highly desirable location and ideal for families being within easy access of popular schools and local shopping facilities.



The reception hall has stairs rising to the first floor landing and a useful under stairs cupboard. The lounge features a front facing bow window and a fireplace with marble hearth (please note the coal effect fire in the lounge has been condemned and should not be used). From here, a door leads to a separate dining room which has patio doors to the terrace and garden, plus a door back to the hallway. The breakfast kitchen is fitted with an attractive range of white units with contrasting wood effect work surfaces, a stainless steel 1.5 bowl sink and drainer, and integrated hob with double oven beneath. An arch leads to the utility area which has a further range of units, stainless steel sink and drainer, and space and provision for a washing machine. There is also a cloakroom off with WC and wash hand basin.

The first floor landing has an airing cupboard and doors to four bedrooms, all of which have built in wardrobes. The principal bedroom is en suite which is exquisitely tiled having a shower, WC and wash basin set into an integrated unit with cupboard, and a chrome vertical towel radiator. The family shower room is again beautifully appointed having a shower with both conventional and waterfall heads, a wash basin and WC set into an integrated unit with modern fitted cupboards, a vertical towel radiator and downlighting.

Outside, the property stands back from the road beyond a drive capable of parking two vehicles and giving access to the garage which has an electric remote shutter door. Gated side entrance leads to a pleasant rear garden.

The house is situated in this very popular location which is convenient for both local shops and schools for all ages. The town centre of Stafford has an intercity railway station where there are regular services operating to London Euston and 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, easements and covenants and a copy of which is available upon request. The house is situated off a shared private drive. Our client is related to an employee of John German.

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 type: Cable - 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

Our Ref: JGA/14022025

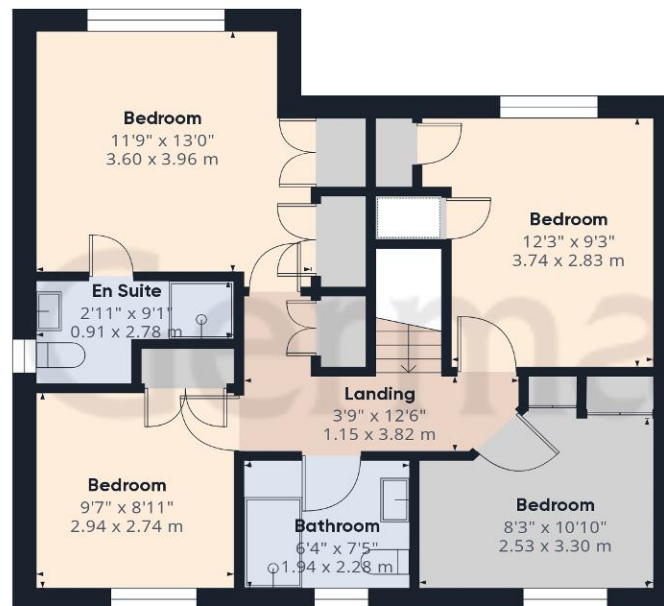
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1346.22 ft²

125.07 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

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	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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