

Rickerscote Road

Stafford, ST17 4HB

John 
German






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Offers in the region of £375,000



A rare opportunity to purchase such a beautifully presented and superbly appointed four double bedroom modern detached house. Occupying a delightful plot with a lovely contemporary landscaped garden.

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Detailed accommodation comprises; reception hall with built in cupboard, stairs rising to the first-floor landing, and a cloakroom having WC, wash basin, tiled splashback, chrome towel radiator, spotlights and a tiled floor.

There is an elegant and well-proportioned lounge with a front facing bay window.

The stunning dining kitchen has an open plan design which is sought after for modern style living and boasts a beautiful range of bespoke wall and base Blum soft closing units, complimented by a peninsula island and work surfaces with an inset Franke 1.5 bowl sink and drainer and boiling hot water tap. There are also a variety of integrated appliances which comprise AEG steam oven, AEG compact steam oven, Lamona microwave, AEG induction hob with contemporary AEG island cooker hood and an AEG warming drawer. In addition, there is a Lamona dishwasher and an American style fridge freezer. The room has downlighting and a delightful dining area which has French style doors opening to the rear garden.

The separate utility room offers a range of units with contrasting work surfaces, sink and drainer with mixer taps, downlighting and space and provision for domestic appliances.

There is a particularly spacious first floor landing which includes a storage cupboard, and off which leads four double bedrooms. The principal bedroom has a splendid en suite having a shower which has the benefit of both conventional waterfall heads, wall hung wash basin, WC, towel radiator and tiled floor.

The family bathroom is well proportioned and has a panelled bath with shower and screen above, towel radiator, WC, wash basin, part tiled walls and tiled floor.

Energy yearly cost for 2024 was £26 for electricity, gas and electric vehicle, due to a very energy efficient house, solar export and home battery. The system comprises of 18 solar panels, GivEnergy 5kW inverter and 9.5Wh battery.

Outside, there is an attractively maintained flower bed to the front of the property and gated access. To the rear of the property lies a beautiful south facing, landscaped and contemporary style rear garden with a deep paved patio, an entertaining seating area immediately from the house, a decorative stoned area with elevated IRO timber decking and outdoor lighting. There are also very attractive raised sleeper beds.

The semi-detached garage is located to the rear of the house and has the benefit of a spacious drive capable of parking three cars. The garage has an electric up and over door and a loft ladder.

The property is situated in the county town of Stafford in a popular residential location. Stafford town centre has the benefit of an intercity railway station where there are excellent services to Birmingham, Manchester and London. The London services operate to London Euston with some services only taking approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into national motorway network and M6 toll.

Agents notes:

- The access to the side of the property and to the drive and garage is off an exclusive private drive, for which there is a six monthly charge of £45.
- The Land Registry document refers to rights and covenants and a copy of which is available upon request.

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: Fibre & 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 D

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

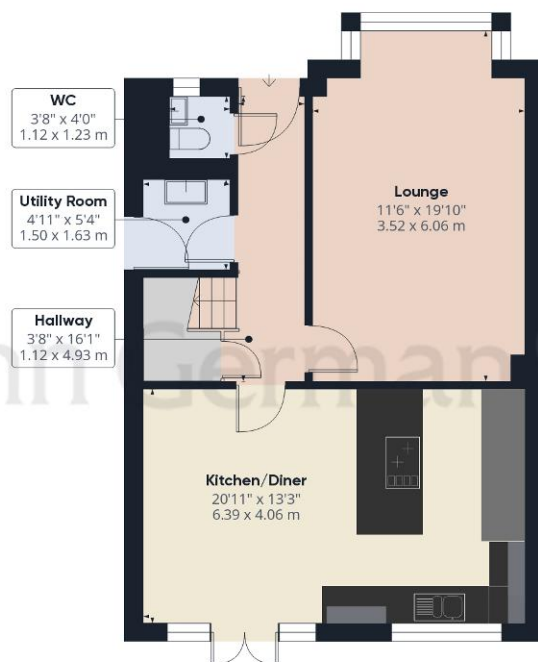
Our Ref: JGA/15042025

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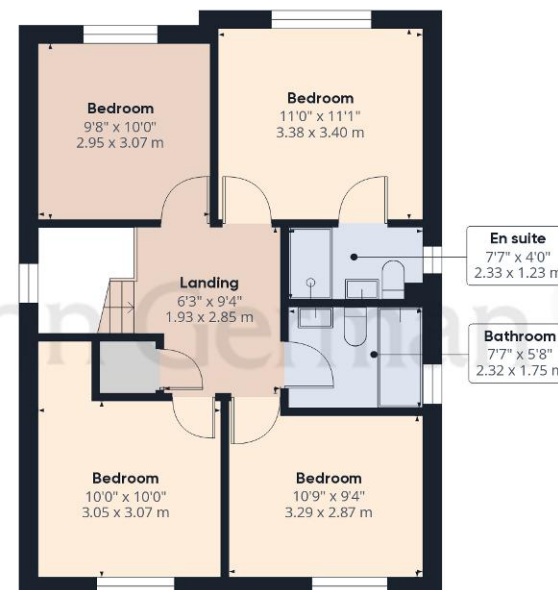
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor Building 1

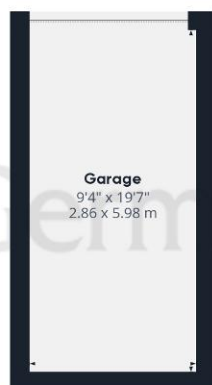


Floor 1 Building 1

Approximate total area⁽¹⁾

1419.13 ft²

131.84 m²



Ground Floor Building 2

(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.

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		94 A
81-91	B	85 B	
69-80	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@johnngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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