

# Lichfield Road

Stafford, ST17 4LJ

John German







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£695,000

**An impeccably presented three storey Victorian detached residence having a wonderful combination of traditional features blended with contemporary design influences, complemented by a lovely private rear garden. Located within easy access of the town centre and railway station.**

John German 



This stunning detached Victorian residence has stylish shutters throughout and the benefit of solar panels.

**Accommodation** - An oak canopy porch has steps up to the front door that gives access into the reception hall which provides a most welcome introduction to this substantial property having oak flooring.

Leading off is a cloakroom with a WC and wash basin having a cupboard beneath.

The drawing room has oak flooring, a front facing bay window, a focal point marble fireplace housing a coal effect fire and bespoke fitted cupboards to either side. A separate formal dining room also has a front facing bay window, oak flooring and a contemporary style fireplace with remote log effect fire.

At the heart of the home is the stunning contemporary kitchen which is open plan to a wonderful orangery which has underfloor heating throughout. The kitchen has a superb range of contrasting grey and white high gloss units complemented by quartz worksurfaces and drainer adjacent to a recessed white porcelain sink. There is a Neff five burner gas hob with designer extractor canopy above, Neff oven, Neff combination microwave and oven, a warming drawer, dishwasher and fridge freezer. The tiled floor extends into the fantastic orangery that provides both dining and sitting areas, having bi-fold doors opening out to the beautiful rear garden providing indoor and outdoor living in the summer months.

A separate utility room has a range of cupboards and drawers with granite worktops providing plenty of prep space. Leading off is a boiler room.

Stairs off the hall lead down to an excellent cellar which has three areas.

On the first floor a split level landing gives access to the principal bedroom which has oak flooring, fitted wardrobes and steps down to a luxuriously appointed en suite that has exquisite contrasting tiling, a shower with waterfall head, WC and wash basin set into an integrated unit with cupboards plus a chrome vertical towel radiator.

There are two further first floor double bedrooms and a splendidly appointed family bathroom having a bath, separate shower with both conventional and waterfall heads, wash basin and WC set into an integrated unit along with stylish tiling.

The second-floor split level landing gives access to a fully fitted office/study and has an oak stairway leading to a mezzanine level along with two further double bedrooms. These share a beautifully appointed bathroom with spa bath, wash basin and WC set into integrated unit with cupboards and display work surface. In addition, a separate shower has conventional and waterfall heads along with a drying area, stunning tiling and a vertical towel radiator. Also on this floor is a linen cupboard.

**Outside** - The property stands well back from the road beyond a spacious drive providing parking for a round five vehicles and secure gated access leads to the side and rear of the property. The private rear garden has a deep paved sun terrace ideal for outdoor dining and entertaining surrounded by abundantly and neatly stocked mature borders. Beyond this is an artificial lawn leading to a potting shed and summerhouse.

The house enjoys an enviable location being within easy walking distance of both the town centre and railway station which has regular services operating to London Euston, some of which take only approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

**Please note:** The land registry document refers to rights and covenants, a copy is available upon request. We believe the property may be situated within the conservation area and advise all interested parties to verify this with Stafford Borough Council.

The pine trees in the front garden are subject to Tree Preservation Orders.

There are Doorcam and outside cameras recording.

The solar panels currently provide an income of approximately £500 per annum.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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 F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/06062025

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.

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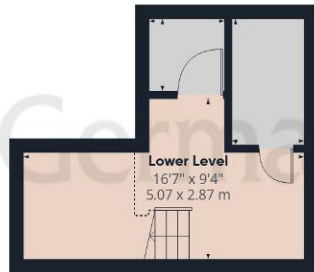




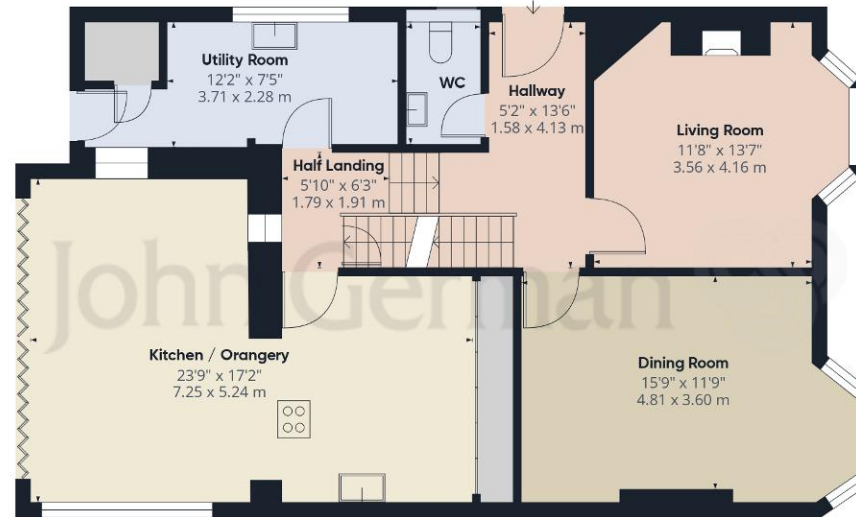








Floor -1



Ground Floor

Approximate total area<sup>(1)</sup>

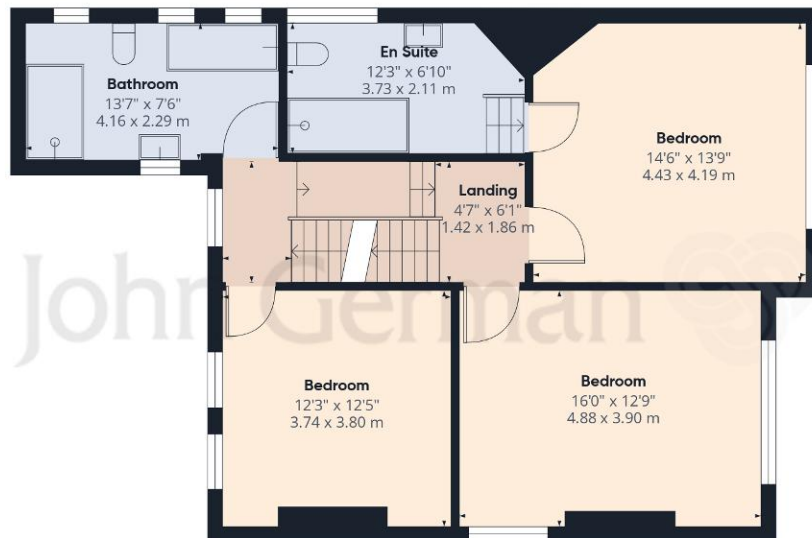
2672 ft<sup>2</sup>

248.4 m<sup>2</sup>

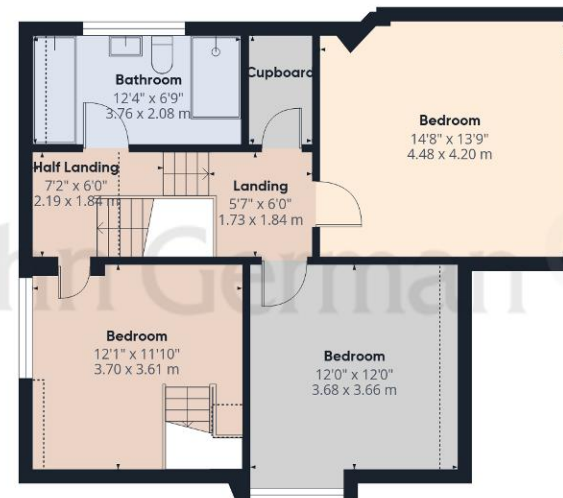
Reduced headroom

98 ft<sup>2</sup>

9.1 m<sup>2</sup>



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Agents' Notes

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**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		
81-91	B		
69-80	C	76 C	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@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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JohnGerman.co.uk Sales and Lettings Agent





