

# Moathouse Close

Acton Trussell, Stafford, ST17 0QY

John German



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£435,000

Rare opportunity to acquire an attractive property situated on a lovely canalside location in the exceptionally popular village of Acton Trussell.

Accommodation: Reception hall with stairs rising to the first floor landing, having a cloakroom off with white suite comprising WC, wash basin with integrated cupboard, tiling and a vertical radiator.

Attractive lounge having a front facing bay window overlooking the canal beyond the drive to the front, and a brick fireplace with coal effect gas fire and double doors opening to a separate formal dining room which in turn has patio doors opening onto the terrace and garden.

The kitchen has an attractive range of white units with contrasting granite effect worksurfaces, with ceramic sink and drainer. There is a five burner gas hob with stainless steel and glass extractor canopy above, split level double oven and a microwave. Useful understairs cupboard, tiled floor and tiled splashbacks.

Separate study with feature arched front facing window.

The first floor landing has an airing cupboard, and off which leads four bedrooms, all of which have wardrobes. The principal bedroom has the benefit of being ensuite and comprises tasteful full height tiling, wash basin with integrated cupboard beneath, corner shower, WC and a chrome vertical towel radiator. The family bathroom is again attractively tiled, having a P shape bath with shower and screen above, WC and wash basin with integrated cupboard beneath, and a chrome vertical towel radiator.

Outside: The house is situated off a shared private drive and has a lawned fore garden and an individual side drive to the property, which is spacious and capable of parking 2/3 cars. It also gives access to the detached double garage which has electric remote controlled twin roller shutter doors and a personal door to the side. Steps lead down to the lawned area Canalside in front of the property. An attractive rear garden comprising spacious sun terrace with greenhouse, lawned area and established bushes leading to a further terrace area.

The house is situated in this lovely canalside location within this exceptionally popular village. Acton Trussell is a superb village and within particularly easy access of junctions 13 of the M6 which provides direct access into the national motorway network and M6 toll. Stafford also 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. Cannock Chase, an area designated as a place of outstanding natural beauty and a wonderful place to walk, jog or cycle is only a few minutes drive away.

Agents notes:

- The property is situated off a shared private drive and we understand there are shared maintenance costs as and when necessary.
- The land registry document refers to rights, restrictions and covenants, and a copy of the document is available upon request.
- There is potential for mooring, however this is subject to British Waterways approval and rules and regulations, and it is up to interested parties to make their own enquiries.

The property may contain asbestos and our clients have commissioned a survey and we await the report.

**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:** Driveway & double garage **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC 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:** South Staffordshire Council / Tax Band E

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

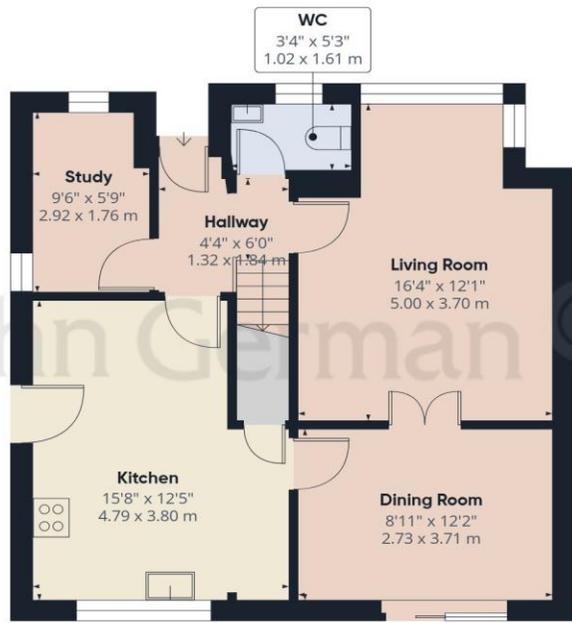
**Our Ref:** JGA08072025

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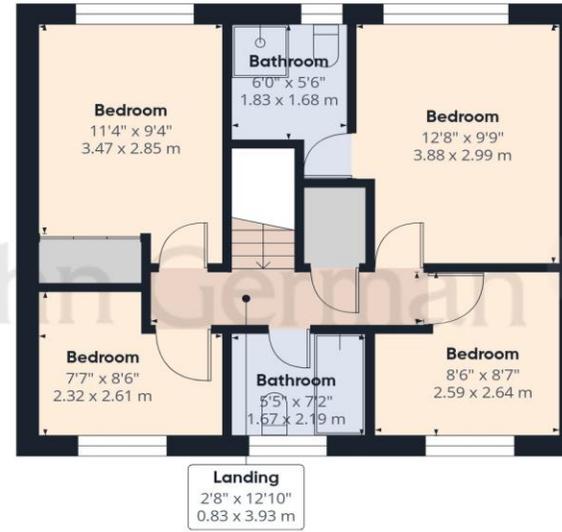
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> 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.



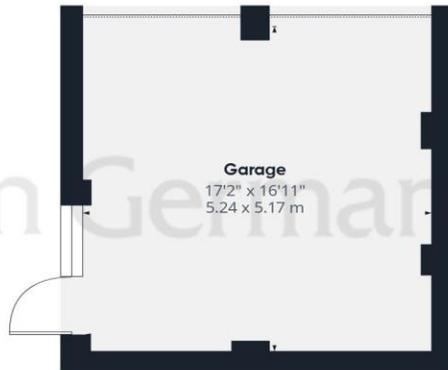




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1388 ft<sup>2</sup>  
128.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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