

# Redruth Drive

Stafford, ST17 0FJ

John German







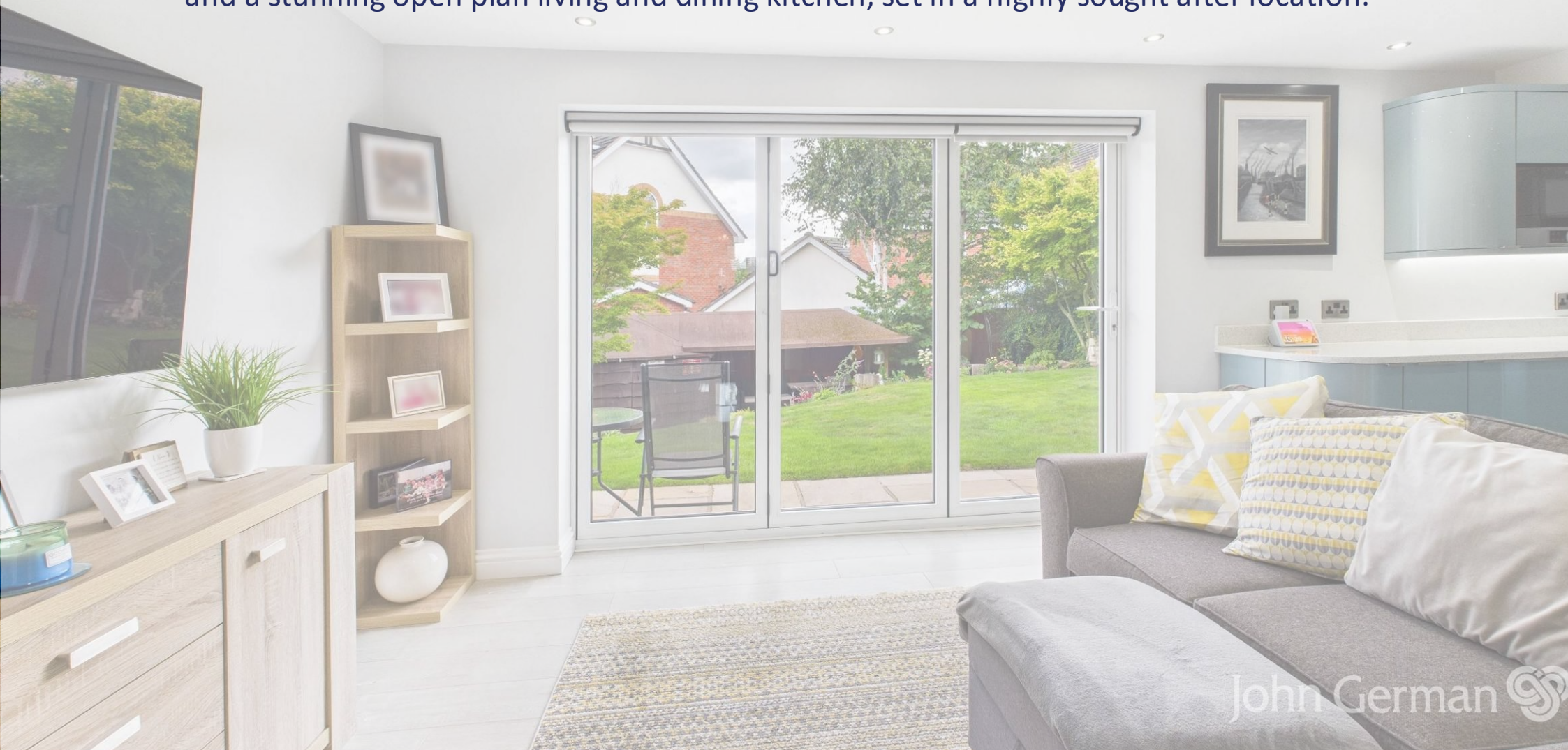


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Stafford, ST17 0FJ

£450,000

An impeccably presented detached house that has been extended and upgraded offering 6 bedrooms and a stunning open plan living and dining kitchen, set in a highly sought after location.



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Step inside the reception hall with a vertical radiator and stairs rising to the first floor landing having glass panels and balustrade. Leading off is a very well appointed cloakroom having a WC and wash basin with an integrated cupboard beneath plus splendid tiling.

The absolutely stunning living and dining kitchen has an excellent range of stylish units with contrasting granite work surfaces, a large four person island dining bar, a recessed stainless steel sink and integrated appliances comprising of an induction hob with concealed extractor canopy above and oven beneath, a microwave, dishwasher and fridge freezer. There is downlighting, a vertical radiator and the sitting area has bi-fold doors opening to the terrace and garden.

The delightful and particularly well proportioned lounge has a front facing bay window, a modern marble fireplace housing a pebble electric fire and double doors opening to both the reception hall and the living dining kitchen.

The first floor landing has a linen cupboard and doors to the six bedrooms and the beautifully appointed family bathroom having a bath with screen and shower above with both waterfall and conventional heads, wash basin and WC set into an integrated unit with cupboards, chrome vertical radiator, attractive tiling and a wide integrated mirror.

The principal bedroom has a splendidly appointed en suite comprising spacious shower with both waterfall and conventional heads, wash basin and WC set into an integrated units with drawers, recessed shelving and pull out towel store plus a vertical radiator and exquisite tiling.

Outside - The property is situated at the end of a private shared drive of just three houses. This particular property has a spacious drive giving access to the garage which has an electric remote roller shutter door. A side gate leads around to the rear garden that has a lovely paved sun terrace with lawn beyond, abundantly stocked beds and steps down to a covered seating area and 'man cave'. To the other side is a very useful covered storage area.

The house is located on a very popular development that is convenient for schools of all ages and the local shops at Wildwood and Bodmin Avenue. The county town of Stafford has the benefit of an intercity railway station offering regular services to London Euston, some of which take only approximately one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 Toll.

**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. The property is located off a shared private drive of three houses; there are no annual charges. The land registry document does refer to rights, a copy is available upon request.

**Property construction:** Traditional

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband and type:** Standard, Superfast & Ultrafast available

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

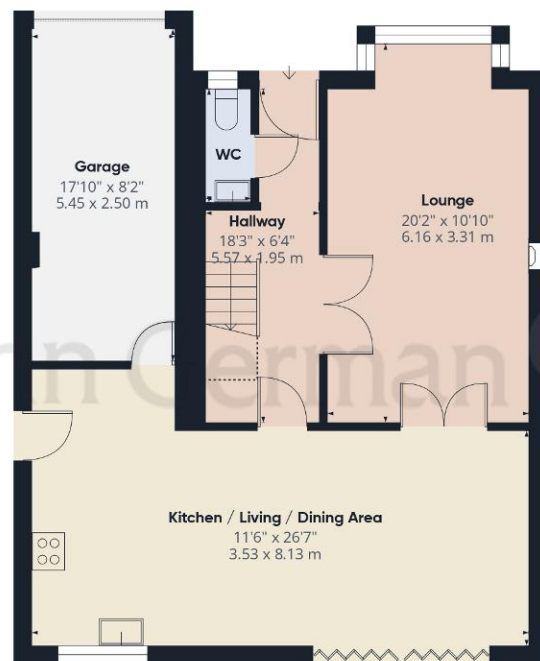
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/21072025

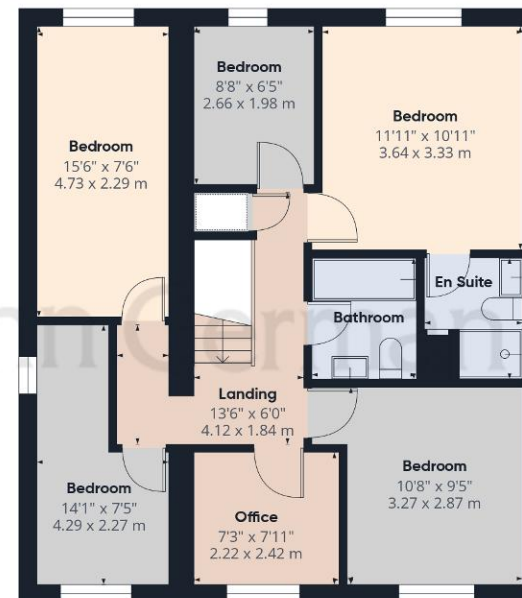








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1705 ft<sup>2</sup>

158.5 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>

1.4 m<sup>2</sup>

(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.

GIRAFFE360



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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.

### 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		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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