

St. Johns Road

Rowley Park, Stafford, ST17 9AS

John
German



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£525,000

Truly delightful traditional detached property,
which occupies an established generous sized plot
with lovely gardens. Situated in a sought-after
Rowley Park location.

Accommodation: Enclosed glazed porch leading to reception hall which has a stripped oak floor, stairs rising to the first-floor landing and an understairs cupboard.
Breakfast dining kitchen having attractive range of units with granite effect worksurfaces, sink and drainer. Miele hob and built in oven (White goods are not included in the sale). French style doors opening to an attractive sun terrace and air conditioning for heating and cooling.
Utility room having a sink and drainer, and space and provision for domestic appliances, and a cloakroom off with WC and wash basin.

Particularly elegant lounge having a front facing bay window, double doors opening to the porch and an attractive marble fireplace with enamel burner. (We understand a new liner will be needed before using the log burner and this will be the responsibility of the purchaser.)

Separate formal dining room with bay window enjoying views of the garden.

There is a spacious and attractive galleried landing with heated cupboard, leading to four bedrooms. The principal bedroom is ensuite having a shower, WC and wash basin, and bedrooms three and four are interconnecting.

The family bathroom is attractively tiled and comprises bath, wash basin and WC, with an electrically heated floor.

Outside: The property stands back from the road behind impressive gates leading to a spacious drive capable of parking two to three cars and also giving access to the garage which has a remote roller shutter door. The lovely established gardens are abundantly stocked with a variety of fruit trees and shrubs. There is also a hidden garden area and a lawn with garden shed.

Location: Rowley Park is a private estate and undoubtedly one of the most desirable locations within the county town of Stafford. Exceptionally convenient for the town centre which has an intercity railway station where there are regular services to London Euston, 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 does refer to restriction and covenants and a copy of which is available upon request. Rowley Park is a private estate and there is currently an annual charge of £180. The park also has various restrictions and covenants.

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 & 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: Stafford Borough Council / Tax Band F

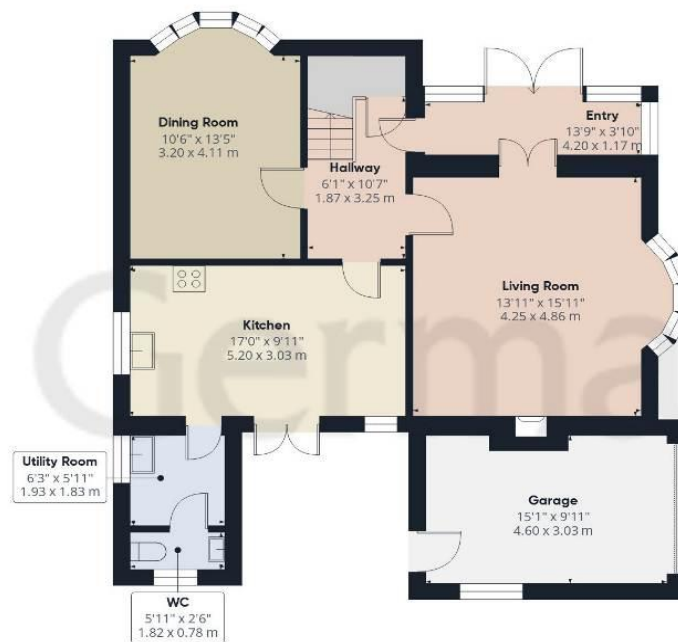
Useful Websites: www.gov.uk/government/organisations/environment-agency **Our Ref:** JGA08072025

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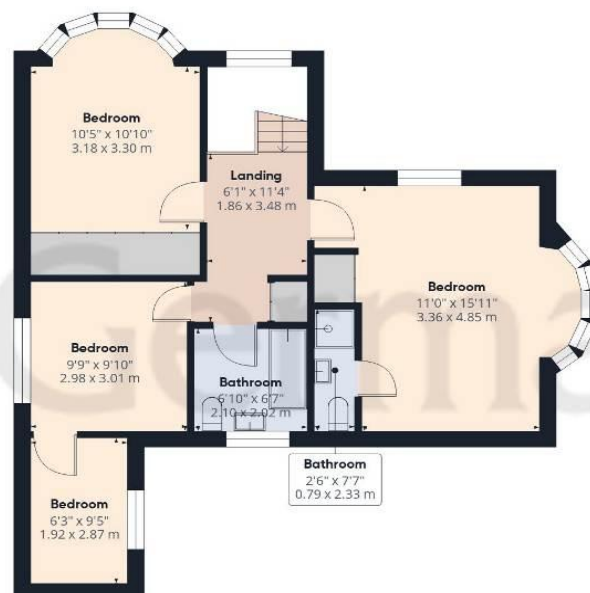
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1558 ft²

144.7 m²

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



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