

# St. Johns Road

Stafford, ST17 9AP

John   
German





# St. Johns Road

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£875,000

A beautiful traditional house which offers stylish and elegant living, retaining many of its original quality features. Occupying an equally impressive and extensive plot and situated within the exclusive Rowley Park. Within walking distance of Stafford's intercity railway station and the town centre.

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The enclosed porch has a Milton tiled floor which extends into the impressive reception hall, providing a particularly welcome introduction to this fine property. Stairs rise to the first-floor landing with an under stairs cloaks storage cupboard.

The delightful sitting room has a deep bay to the rear garden, and a stone open fireplace with leaded windows and built in cupboards to either side. Double doors open to the formal dining room, which has original ceiling detail, a grand marble fireplace and a front facing, shallow bay with sash window.

There is a lovely morning room which is dual aspect and has a Regency style fireplace with coal effect fire, ceiling cornice and a door opening to the exceptionally spacious family living/dining kitchen. The kitchen area has an extensive range of traditional style units with contrasting wood effect work surfaces, a 1.5 sink and drainer, tiled splashbacks and an island unit with breakfast bar. Integrated appliances comprise hob with stainless steel extractor canopy above, split level double oven and dishwasher, plus an American style fridge freezer available by separate negotiation. The dining and sitting areas are extremely light and airy courtesy of numerous deep windows, in addition to two pairs of French style doors to the garden.

The separate utility room has a porthole style window, further cupboards, sink and drainer, space and provision for domestic appliances, and a door to the cloakroom which is fitted with a WC and pedestal wash hand basin.

The first-floor landing gives access to five bedrooms and the family bathroom. The principal bedroom has a range of fitted bedroom furniture and an en suite having a bath with a traditional style mixer tap and shower, pedestal wash hand basin and WC with an integrated cupboard. The third bedroom also has the benefit of an en suite, comprising shower, wash basin and WC. The family bathroom features a white suite to include a bath with shower and screen above, pedestal wash basin and low flush WC. It features traditional style tiling and a good range of built-in shelving and cupboards.

Outside, this handsome property stands well back from the road beyond a block paved in-and-out drive. The drive extends through wrought iron gates, leading to a further very spacious drive area, which in turn leads to a detached garage at the rear. There is an arbour running alongside the drive, with established beds and borders, an extensive lawn, traditional fish pool, pergola, hot tub and spacious block paved sun terraces.

The property enjoys an enviable location on this exclusive private park and is within walking distance of both the county town centre and Stafford's intercity railway station, where there are regular services operating 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 and M6 toll.

**Agents notes:** The property is situated on an exclusive private park and there is an annual charge of £180 per annum. The Land Registry document refers to restrictive covenants and a copy of which is available upon request. The private 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:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** 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:** Staffordshire County Council / Tax Band G

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

**Our Ref:** JGA/27102025

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**Ground Floor**



**Floor 1**

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

2397 ft<sup>2</sup>

222.7 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.

**GIRAFFE360**



## 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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