

# Whitgreave Lane

Whitgreave, Stafford, ST18 9SP

John German









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Offers over £650,000



Little Acre is an impressive detached property set on a superb elevated position in the ever popular village of Whitgreave with far reaching countryside views.



Little Acre is a versatile detached dormer property offering over 1,900 square feet of generous accommodation spread over two floors, whilst benefiting from an elevated position within the ever-popular village of Whitgreave. Whilst the property enjoys a truly enviable location, it is also exceptionally convenient for modern day life being within a few minutes' drive of the county town of Stafford which is home to a range of supermarkets, high street shops, bars and restaurants, in addition to its own railway station offering regular services to destinations such as London Euston taking approximately 1hr 20mins. Junctions 13 and 14 of the M6 also provide direct access into the national motorway network.

Internally the home comprises of UPVC double glazed French doors opening into the welcoming hallway with wooden style flooring, carpeted stairs rising to the first-floor landing and doors leading off to the ground floor accommodation. The ground floor offers a spacious and versatile layout, with two spacious double bedrooms, a large family bathroom, a spacious yet cosy living room with a beautiful wooden flooring, log burning stove, two ceiling light points, two windows to the side aspects and a large window to the front aspect offering far reaching countryside views. The kitchen/diner is a light and spacious area with an extensive range of matching wall and base units with fitted worksurfaces over, tiled splashbacks, breakfast bar, and a variety of integrated kitchen appliances. There is tiled flooring and a window to the rear aspect overlooking the garden along with a window to the side aspect and the front aspect. From the kitchen, a door leads into the large laundry/utility room with a traditional tiled flooring, a range of modern wall and base units with inset sink along with space and plumbing for washing machine, and an integrated fridge. There are doors off into the useful pantry, guest cloakroom, garage and a door leading out to the patio area at the rear of the home.

Upstairs there are two spacious double bedroom both with fitted storage space, carpeted flooring and windows offering views over the surrounding countryside, in addition to these two bedrooms there is a further useful study area ideal for those looking to work from home, along with a separate shower room.

Outside, the property sits proudly on a generous plot measuring 0.89 acre, it offers a great deal of flexibility and versatility for its new owners with a superb detached double garage/workshop, generous paved hard standing, vegetable patch with large greenhouse and raised beds, sweeping lawned gardens, including a single lawned tennis court, a large patio seating area perfect for hosting parties or entertaining family and friends along with an additional single garage and carport with electric hook-up point attached to the main house and much more!

What3Words - ///coconuts.deals.topped

**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:**

**Parking:** Driveway, garage & carport

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank

**Heating:** LPG 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:** JGA12112025

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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 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.









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Ground Floor

Approximate total area<sup>m</sup>

1912 ft<sup>2</sup>

177.7 m<sup>2</sup>



Floor 1

(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		
55-68	D		
39-54	E		52 E
21-38	F	37 F	
1-20	G		



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