

# Fir Tree Close

Coppenhall, Stafford, ST18 9BZ

John German



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£750,000

A truly outstanding individually designed and built modern detached house built in 2018/2019. Appointed and presented to an exceptionally high standard and having the benefit of underfloor heating throughout. Occupying a delightful plot and situated within a highly sought-after village.

An impressive reception hall provides the most welcome introduction to this stunning property. It features a tiled floor, stairs rising to the first-floor landing, an understairs cupboard and a cloakroom, which has a wash basin with integrated drawers beneath, WC and built in wardrobe. The property has the benefit of underfloor heating throughout.

The delightful sitting room has an attractive fireplace with a contemporary style log and flame effect fire.

The stunning living, dining kitchen has a bespoke range of kitchen units with quartz work surfaces and drainer with a recessed sink, an island having further drawer units and a dining bar, plus a food preparation area. There is a Neff induction hob set into a recess with attractive surround, and a Neff oven and grill. (Please note that the American style fridge freezer is not included in the sale, however, may be available by separate negotiation). Downlighting and a tiled floor extends into the lovely dining and sitting area, which has a stable style side door and patio doors to the rear terrace. There is also a bespoke fitted butler's style pantry.

The very well-appointed utility room has a range of units with quartz work surfaces and a recessed style Belfast sink, space and provision for domestic appliances, fitted seat with storage beneath and internal access to the garage.

The property has the benefit of a ground floor double bedroom, which could alternatively be used as an additional reception room, with a wet room off, having a shower, WC and wash basin.

On the first floor, the exceptionally spacious landing has a large built-in linen cupboard and additional cupboard.

There is an impressive principal bedroom suite which is exceptionally well-proportioned with patio style doors opening to a Juliet balcony and a range of built-in wardrobes to a dressing area. The dressing area cleverly contains a hidden laundry chute that leads directly to the utility room below for extra convenience. There are two en suites; the first having an oval recessed wash basin with granite top and integrated cupboards and drawers beneath, WC, bidet and vertical radiator. The second en suite has a spacious shower with wash basin having integrated drawer beneath, WC, wooden display shelf and vertical towel radiator.

Bedroom two is very spacious with a beautifully appointed en suite with bath, separate shower, wash basin with integrated drawer, WC, vertical towel radiator and Velux roof light. There is also a reduced height door leading into an exceptionally spacious storage area, which is above the garage. The third double bedroom has mirrored fronted wardrobes and an en suite comprising wash basin with integrated drawers beneath, shower, WC, vertical towel radiator and wooden display shelving.

Outside, the property stands back from the road beyond a neatly lawned foregarden and path to the front entrance door. To the side of the property, there is a spacious drive capable of parking three/four cars and giving access to the excellent double garage, which has remote control individual doors and the benefit of an internal door to the utility room. There is a splendid porcelain sun terrace which extends to the rear and side of the property, directly accessed from the living, dining kitchen, providing wonderful indoor/outdoor space during the summer months. There is also a side area which has gates leading to the drive and mainly lawned rear garden beyond the sun terrace, having a mature hedge providing a high degree of privacy to the rear boundary. There is also a summerhouse.

Coppenhall is an exceptionally desirable village within a few minutes' walk of some beautiful Staffordshire countryside, yet so convenient for the county town centre, which has an intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

**Agents notes:** The house has the benefit of architect's certificate.

The Land Registry document refers to rights and covenants, and a copy of the document is available upon request.

**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 & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas & underfloor heating throughout

(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:** 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:** JGA/05122025

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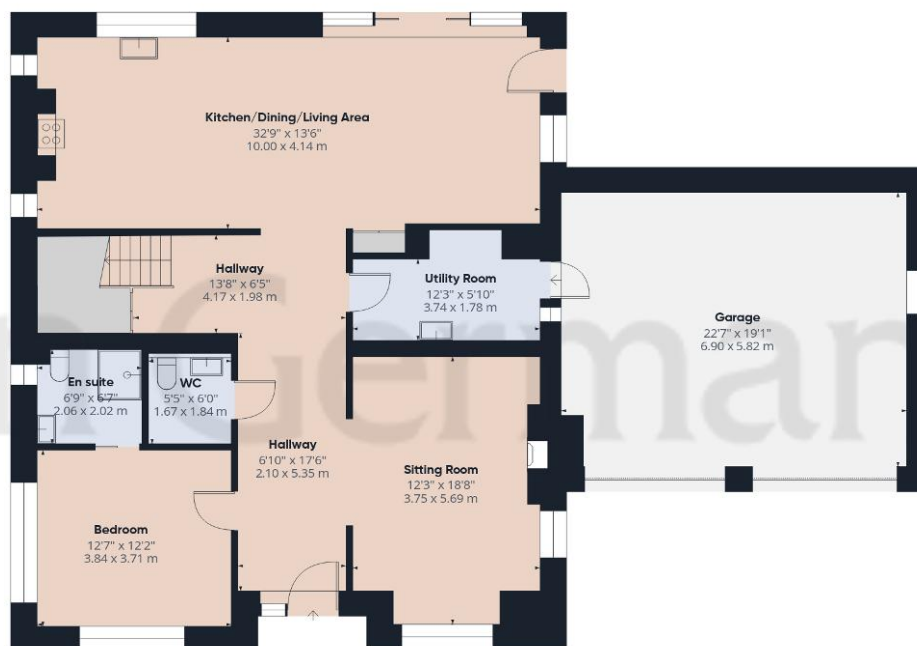












Ground Floor



Floor 1



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

3061 ft<sup>2</sup>

284.5 m<sup>2</sup>

**Reduced headroom**

169 ft<sup>2</sup>

15.7 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.

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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.

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**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	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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