

Oakridge Way

Stafford, ST17 0PS

John 
German





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Offers in excess of £400,000

A beautifully presented and deceptively spacious detached property occupying a delightful plot with extensive rear garden, situated in this hugely popular and sought after location.



Accommodation

Enclosed porch with tiled floor opening to the reception hall with stairs rising to the first-floor landing and cloakroom off with low flush w.c, corner wash basin and downlighting.

The hall has a superb engineered oak floor that also extends into the dining kitchen, lounge and sitting room.

A splendid, extended lounge has patio doors opening to the terrace and garden, a feature recessed mirror and a cast log burner which is also open to the sitting room, this room also has a front facing window.

A separate study has a built-in cupboard and downlighting.

The excellent dining kitchen has an extensive range of high and low-level units, wooden work surfaces, a wall mounted dresser style unit and a matching surround with tiling around the superb Aga. There is also an integrated dishwasher, downlighting and patio doors out to the rear terrace and garden. (The American style fridge freezer is not included in the sale but may be available by separate negotiation.)

A separate utility room is again very well appointed with grey coloured units, wooden work surfaces, a stainless-steel sink and drainer plus space and provision for domestic appliances.

The first-floor landing has a side window and built-in cupboard. There are three very well-proportioned double bedrooms, two of which have built in wardrobes, and a fourth single bedroom.

The bathroom has a white suite comprising bath with chrome tap and shower above, folding shower screen, pedestal wash basin, low flush w.c, chrome vertical radiator and tiling to all wet areas.

The property is set back from the road beyond a spacious gravelled drive capable of parking numerous vehicles. Gated side access leads to the rear where there is a wide paved patio area and an extensive lawn beyond with a side path. The garden extends to a productive area with greenhouse and garden shed.

The property is situated within walking distance of excellent local primary schools and also Walton High School. The county town of Stafford has a variety of amenities including an intercity railway station providing regular Virgin Services operating to London Euston taking only approximately one hour and twenty minutes. Junction 13 of the M6 provide direct access into the national motorway network and M6 Toll.

Agents Notes

Planning Permission was granted on 14th May 2019 for a rear first floor extension, a rear single storey extension and a two-storey side extension. For further information please visit Stafford Borough Council planning portal, Reference 19/30278/HOU.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

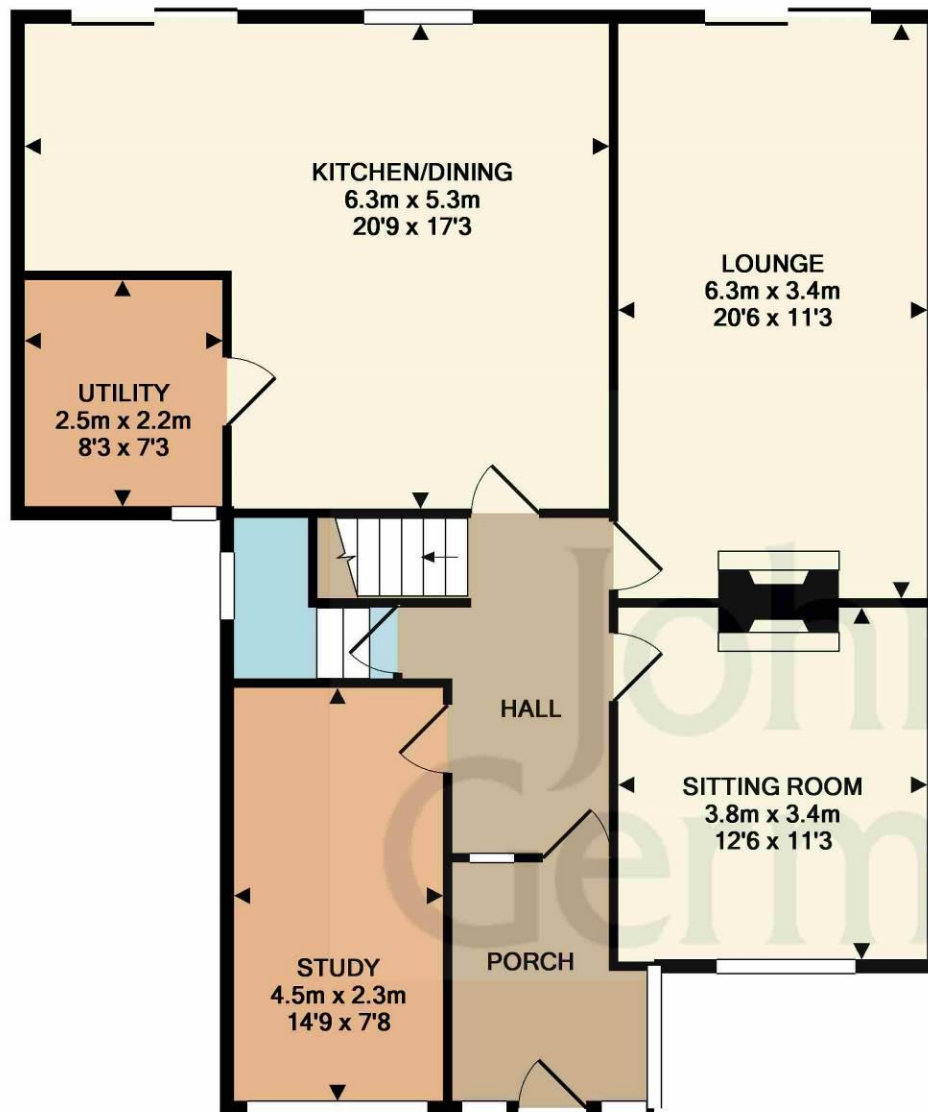
Local Authority/Tax Band: Stafford Borough Council / Tax Band E

Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/240919







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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