Top Road
Acton Trussell, Stafford, ST17 0RQ
£500,000

An elegant detached period residence with impressive double bay windows enjoying slightly elevated views of the delightful and well proportioned garden, a gated drive provides parking for numerous cars and there is also an additional carport for caravan or motorhome.

NO UPWARD CHAIN
Accommodation

Porch and main entrance door, decorated with part leaded and stained-glass panels, open into the large welcoming reception hall from which stairs rise to the first floor. Storage is provided by way of an understairs cupboard and there is access to steps leading down to the cellar and wine store area.

A study, which has a large built-in cupboard, a walk-in cloakroom, a downstairs toilet with low flush WC and wash basin within a vanity unit are all accessed from the reception hall.

Ground floor rooms enjoy 2.8m high ceilings, many retaining ceiling detail and picture rails.

The elegant drawing room has an attractive marble fireplace and deep bay window with views of the terrace and garden. An arch to an alcove leads to French style double doors opening to the sun terrace.

A separate formal dining room is accessed from the reception hall and by a separate door from the kitchen. The room has a traditional fire surround with brick inset and fireplace and as with the drawing room has a deep bay window overlooking the sun terrace and garden. An internal door opens into the conservatory which has a tiled floor, electric heating and French style double doors opening to the sun terrace.

The breakfast kitchen is fitted with an Aga and has an extensive range of units with attractive black granite work surfaces, drainer, recessed stainless steel sink and the room is finished with a fitted granite breakfast table and access to a large walk-in pantry.

Side porch, with outer door, has internal doors to the kitchen, garage and to a utility room fitted with a stainless steel sink and drainer, base cupboards and space and provision for domestic appliances.

The first-floor gallery landing has a large walk-in cupboard and access to the four bedrooms and large family bathroom.

The principal bedroom has a range of fitted bedroom furniture plus an en-suite comprising double width shower, wash basin within integrated units and a low flush WC. The large bedroom window overlooks the sun terrace and the gardens.

The second bedroom has a deep window overlooking the garden and has fitted bedroom furniture.

Bedrooms three and four are located at the side of the property.

The family bathroom has integrated units with cupboard space incorporating a wash basin, WC. There is bath and separate shower. Vertical towel radiator, downlighting and an airing cupboard complete the room.

Outside

The property enjoys an enviable location within the village and is approached via remote control wrought iron gates, which extend to wrought iron railings, are fitted within brick pillars and, providing a high degree of privacy. The block paved drive is spacious enough for numerous vehicles and includes a covered carport at a height suitable for caravan/motorhome.

There is a double garage above which is a very large loft space accessible by ladder or steps.

There is an abundantly stocked rockery with established trees. An extensive block paved sun terrace is edged with well-stocked borders and a stone portico style wall with steps leading down to a further layered garden with beds and a fishpond and continuing on to a traditionally designed and landscaped garden with central pool and water feature, shaped ornamental chippings and lawns to either side. A path leads to a secluded garden shed and a wooded side walk to the higher elevation. A patio area accessed from the utility room and adjoining the conservatory also has a greenhouse.

Acton Trussell is an exceptionally popular village with pretty canal walks and the splendid Moat House Hotel and Restaurant. The village is exceptionally convenient for the county town of Stafford which has an intercity railway station with regular services operating to London Euston taking approximately one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 Toll.

Agents Notes

1) There are solar panels and we are advised that they were owned outright.

2) There are Tree Preservation Orders on some of the trees within the grounds. A copy of Tree Preservation Orders within Acton Trussell is available for inspection within our Stafford office. The plan is not very clear and we therefore recommend interested parties should make their own enquiries to South Staffordshire Council www.sstaffgov.uk or telephone 01902 696000.

3) We have been informed on the 29th November 2019 that the property has been underpinned some time ago.
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.

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

Our Ref: JGA/211019

Local Authority/Tax Band: South Staffordshire Council / Tax Band G

 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.

John German
12 Salter Street, Stafford,
Staffordshire, ST16 2JU
01785 236600
stafford@johngerman.co.uk