

Cannock Road

Stafford, ST17 0QL

John 
German





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£490,000

A lovely family sized detached house which has been extended on the ground floor and occupies a superb plot with a mature rear garden. There is extensive parking giving access to the large double garage. The house is situated in a highly sought-after location within walking distance of local shops and schools for all ages.



The accommodation comprises of the reception hall having stairs rising to the first floor landing and off which leads to an exceptionally spacious lounge and dining area. There is a traditional front facing bay window to the dining area and detailed ceiling cornices, the lounge has an open fire as well as double French style doors and full height side windows opening to the terrace and garden.

The excellent dining kitchen is comprehensively fitted, having an extensive range of units complemented by granite effect work surfaces and a stainless steel sink and drainer. There is a Range oven and integrated double fridge and freezer which are situated either side of the dresser unit. There is also an integrated dishwasher, ample space for a dining table, full height glazed windows overlooking the garden and a door leading to a side lobby which has a cupboard off, provision for domestic appliances and a door to the fully tiled wet room, comprising of a shower, WC, wash basin and a chrome vertical radiator. There is a separate study/playroom with a front facing window.

To the first floor, there are four bedrooms and a well-appointed bathroom which comprises of an oval bath set into a tiled surround, integrated WC and a wash basin with cupboards and lighting above. There is also a separate tiled walk-in shower. Additionally, a staircase ascends from the landing to the extensive loft area that may have potential for a formal conversion subject to the necessary buildings regulation approval.

Outside, the house stands back from the road behind double gates, leading to an ample drive area with further gates leading to the rear/side drive and an attractive lawned garden.

To the rear of the property there is a paved sun terrace and an established good-sized garden with mature borders which extend to the rear of the garage. A further drive provides parking for numerous vehicles and leads to the detached double garage which is approximately 7.37m x 5.27m with a mechanics pit.

Virtual tour available.

Please note: The property was extended to the ground floor prior to our clients purchasing it, we currently await further details.

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

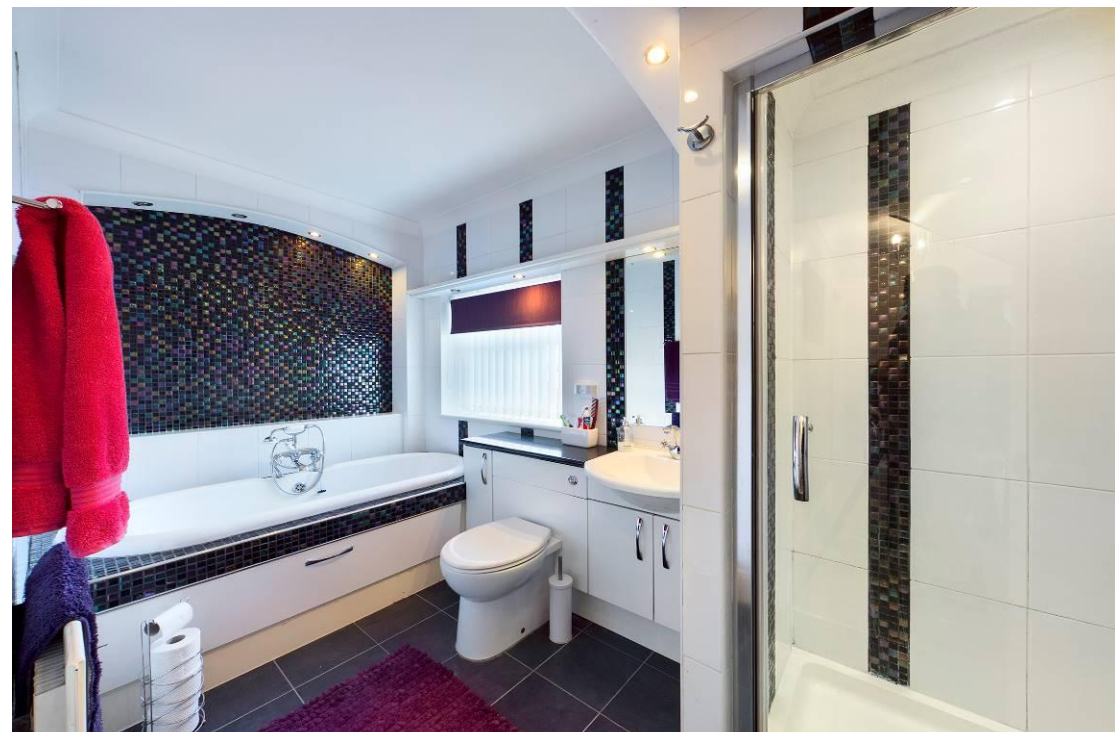
Services: Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

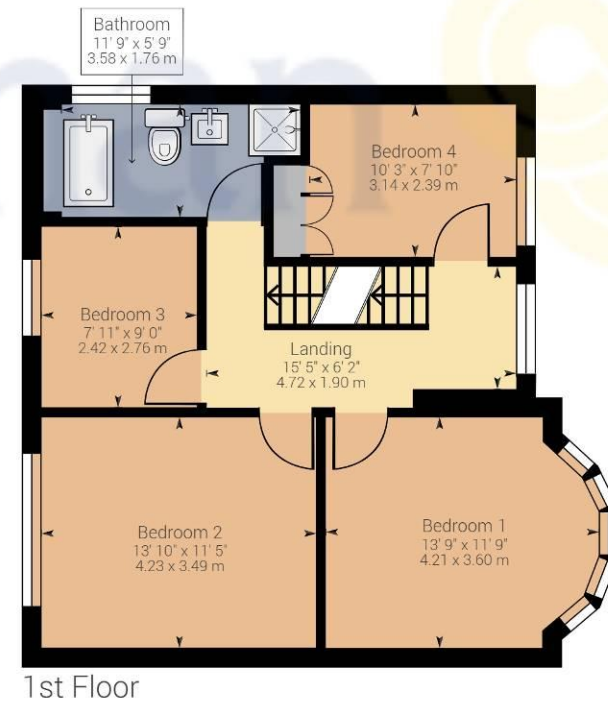
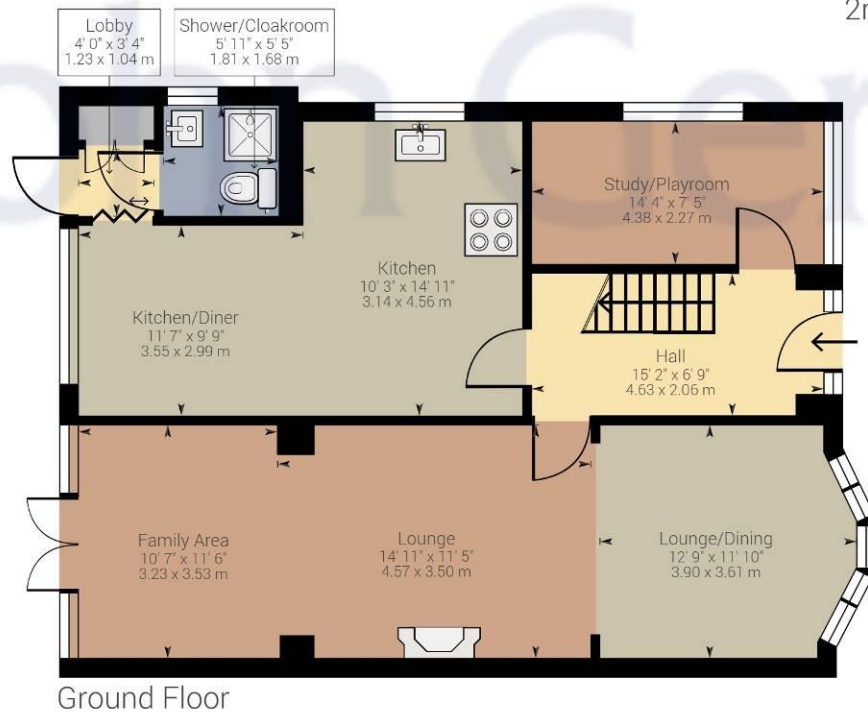
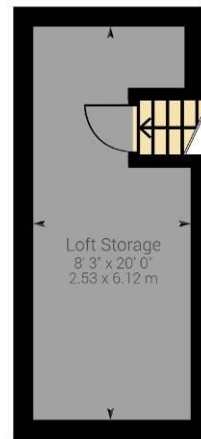
Useful Websites: www.environment-agency.co.uk; <https://www.staffordbc.gov.uk/planning-public-access>

Local Authority/Tax Band: Staffordshire County Council / Tax Band E

Our Ref: JGA/15122020







Approximate net internal area: 1815.04 ft² / 168.62 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



John German

12 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



