

# Richards Court

Bednall, Stafford, ST17 0SP

John German





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£550,000

A stunning barn conversion of deceptive size, beautifully appointed throughout and located in the picturesque village of Bednall that is close neighbouring to Cannock Chase, Brocton and Acton Trussell.



Located in the village centre and on the doorstep of lovely surrounding countryside and walks, Richards Court is a small development of barn conversions tucked privately behind an electric gated approach and likely to appeal to buyers that seek a village lifestyle and a character home but without comprising on 21st century creature comforts.

Located within a few minutes' drive of the A34 that gives access to Stafford and Cannock and only 10 minutes or so from junction 13 of the M6.

The property is hardwood double glazed and gas centrally heated and the front main entrance door leads you into a spacious reception hall with tiled floor, spindle balustraded stair to the first floor and useful under stairs cupboard. There is also access to a two-piece fitted guest's cloakroom.

Stepping out of the hall you are led into a comfortable and well-proportioned sitting room with front and rear facing windows and a bespoke built-in storage/display cupboard that also houses the gas central heating boiler.

The heart of this home is undoubtedly the splendid open plan living/dining kitchen with its vaulted ceiling and exposed beams, revealed brickwork and a high-quality gas logs fire, oak flooring, windows to three sides and a bespoke range of kitchen units and granite worktops supplied and installed by Ikon of Penkridge and incorporating Miele appliances. There is also a granite topped island and breakfast bar and French windows leading to the rear garden.

Also on the ground floor but at the opposite end of the barn are two double bedrooms and two en suites. The spacious master bedroom has Karndean flooring and a double built in wardrobe and the ensuite bathroom has been refitted to a pleasing high standard. The guest's double bedroom enjoys excellent natural light with three windows and views of the rear garden and also has Karndean flooring and its own three-piece fitted en suite shower room.

On the first floor there is a centre landing with access to the two first floor bedrooms and the main family bathroom (limited ceiling height in part). Bedroom three is a charming double room with revealed timbers and skylight and bedroom four has a round window enjoying rural views and two useful built in cupboards.

The family bathroom is of good size and has a quality contemporary white suite comprising oval double ended bath, wash hand basin and low level WC, built in surround cupboards that also include space for a washing machine and tumble dryer.

Outside there are three car parking spaces in total. Electric gates provide a secure access to the shared driveway approach. The front garden is an easily managed shrubbery and stone paved area which leads to the front and side entrance points of the property and also to a gated rear garden entrance.

The rear garden has been very attractively landscaped for low maintenance and includes a stone paved patio, lawn, very well stocked shrubbery and perennial borders plus a timber framed summerhouse/studio with a lined interior, electric light and power points plus uPVC double glazed double doors.

**Notes:** The vendor currently paid £7.50 per month towards the maintenance of common areas and is responsible for a proportionate cost of any future repair or maintenance.

For details concerning covenants and reserved rights, please contact the Stafford office for 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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.southstffs.gov.uk](http://www.southstffs.gov.uk)

**Our Ref:** JGA/09122022

**Local Authority/Tax Band:** South Staffordshire Council / Tax Band F







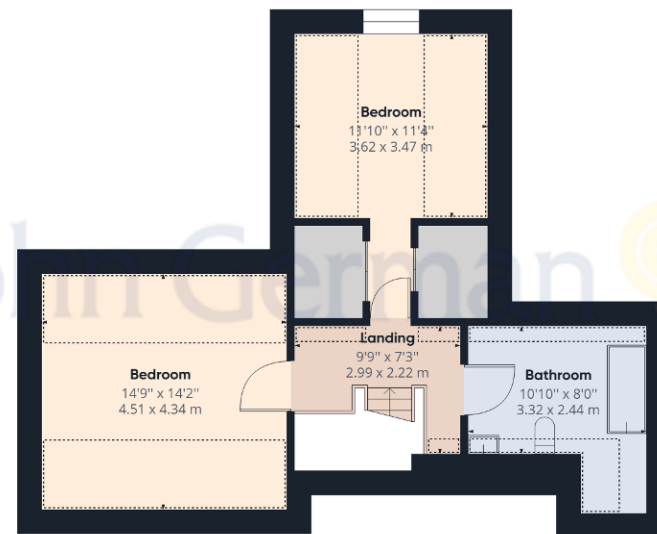
**Ground Floor**

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

1762.59 ft<sup>2</sup>  
163.75 m<sup>2</sup>


**Reduced headroom**

238.37 ft<sup>2</sup>  
22.15 m<sup>2</sup>



**Floor 1**

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



### 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		81   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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