

Lower Penkridge Road

Acton Trussell, Stafford, ST17 0RJ

John
German





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£525,000

Particularly attractive and individually built detached property featuring an extensive range of traditional oak and appointed to an exceptionally high standard. Occupying a truly delightful and slightly elevated position within this extremely popular village.



An enclosed porch leads to a reception hall which has an under stairs cupboard and stairs rising to the first floor via a particularly attractive half landing area.

The delightful lounge has an impressive brick fireplace and cast gas burner and a slightly raised floor to the separate sitting area with a superb feature window.

The superb semi open plan dining kitchen has an excellent range of high and low level units with inlaid granite effect work surfaces and a one and half bowl sink and drainer. There is an attractive feature recess housing a range style oven, tiled floor, additional dresser range of units and a slightly raised dining area with oak floor.

The utility room has space and provision for domestic appliances and a range of built in cupboards. Off here leads the cloakroom which has a WC and wash basin set into a modern integrated unit.

There is a very pleasant first floor gallery landing with double built in cupboards and off which leads three bedrooms.

The principal bedroom has a stunning part vaulted ceiling with exposed beams, feature window and an extensive range of bedroom furniture extending to the full width of one wall. The splendidly appointed en suite has a shower, wash basin with integrated cupboard beneath, WC and bidet.

The family bathroom comprises corner bath with mixer tap and shower, separate corner shower, pedestal wash basin, WC and a mirror set into a tiled recess.

Outside, the property occupies a delightful position on a slightly elevated plot with beautifully presented front gardens, mainly laid to lawn with established beds and borders and side terrace area. A drive leads to the double garage which has electric operated doors and also personal door to the utility room.

To the rear of the property, there is a shallow terrace with retaining wall leading to garden areas above.

Acton Trussell is one of the most popular villages in the area and home to the highly respected Moat House Restaurant and Hotel. There are very pleasant walks along the canal and Acton Trussell is well situated for commuters with junctions 13 being about 5 minutes drive away. Stafford town centre has the benefit of an intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes.

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.

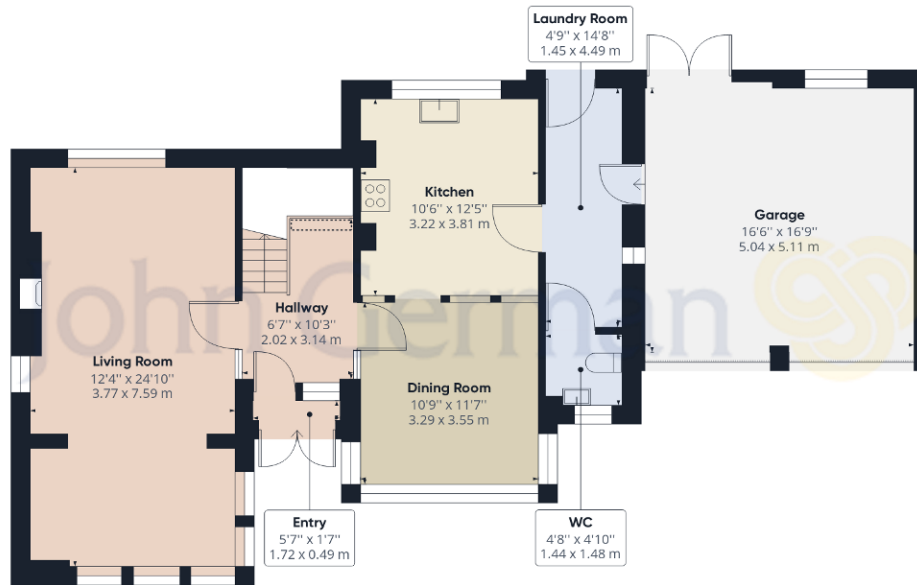
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.sstaffs.gov.uk

Our Ref: JGA/03082023

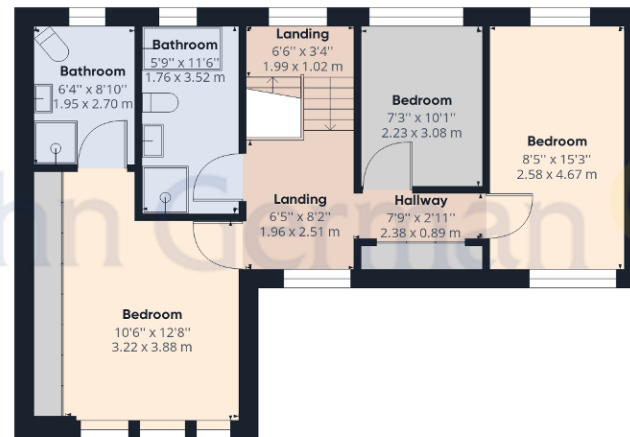
Local Authority/Tax Band: South Staffordshire Council / Tax Band E







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1656.72 ft²

153.91 m²

Reduced headroom

3.30 ft²

0.31 m²

(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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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