

Castle Bank

Stafford, ST16 1DJ

John
German





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£450,000

With views of Stafford Castle woodland and a fantastic 0.20 acre garden, an opportunity to buy a traditional four bedroom detached house in this sought after area.



Within a few minutes walk of Stafford Castle and its picturesque woodland grounds, this family sized detached house offers a good range of accommodation that is complemented by a fabulous garden and deep set frontage from the roadside. The town centre and station are within approximately 1 mile and there are many close neighbouring amenities including Westway shops, Rowley Park sports stadium and Blessed William Howard Catholic High School.

The property is gas centrally heated and double glazed, and from the front main entrance door you lead into a large oak floored reception hall with built in cloaks cupboard, stairs to first floor and access to a two piece fitted guest cloakroom. Leading off the hall is a spacious front facing lounge with bay window and a modern stone fireplace with gas fire inset. Double doors from the lounge lead into an equally spacious separate dining room that has two sets of double doors that lead you into a rear garden facing uPVC conservatory with fantastic garden and castle woodland views. Leading off the dining room is a walk in storeroom and access to the generously sized breakfast kitchen which has a full range of white shaker style base, wall and drawer units, contrasting worktops and splashback tiling, built in double oven, electric hob, dishwasher, fridge and freezer. There is also a useful storage/boiler room leading off the kitchen.

On the first floor, there is a landing with side window and access to the four bedrooms and family bathroom. Bedroom one has the most delightful rear garden and castle woodland views and also has its own three piece white and chrome fitted en suite. Bedroom two is a double sized room and also has rear garden views, bedrooms three and four would make ideal children's bedrooms. Last but not least, the family bathroom is fully tiled and has a white and chrome suite to include bath with shower over, low level WC and wash hand basin.

Outside, garage and driveway/frontage parking for multiple cars together with hedged private boundaries, shrubbery border and front wall. The extensive rear garden is mainly lawned together with a wide paved stone patio, garden shed and greenhouse. Close to the house is a brick built utility room for washing/drying appliances with much additional space besides.

Agents Note: This property has been surveyed for a previous purchaser and various works or further investigations have been recommended. Please discuss this matter with ourselves prior to making a commitment to purchase.

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

Property construction: Brick. **Parking:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains

Sewerage: Mains. **Heating:** Gas central heating
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

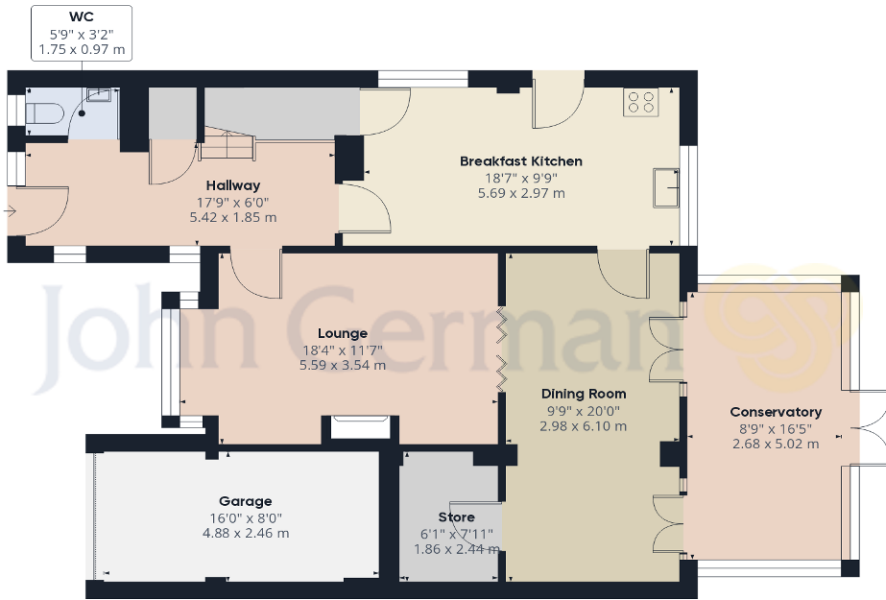
www.staffordbc.gov.uk

Our Ref: JGA/29012024

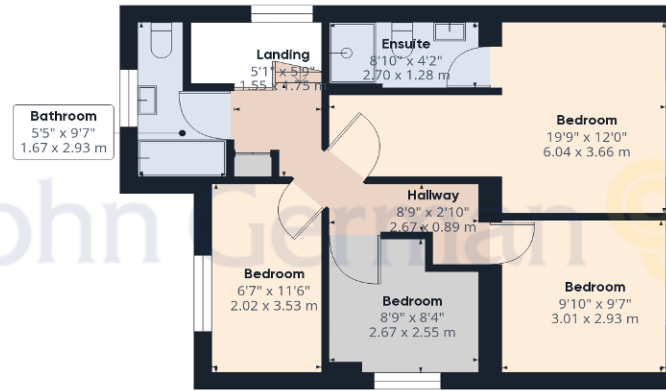
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





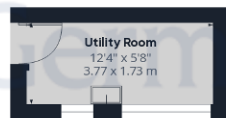


Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
1722.33 ft²
160.01 m²



Ground Floor Building 2

Excluding balconies and terraces

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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