

# Merlon Court

Stafford, ST16 1DL

John  
German 





# Merlon Court

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£485,000



A superbly appointed modern detached house which has exceptionally well planned accommodation and is situated in a small cul de sac of just four houses with open views to the front. There is also landscaped gardens to front and rear of the property.

There is a reception hall having stairs rising to the first floor landing and a cloakroom off with WC and wash basin. The elegant lounge has a front facing bay window enjoying views to the garden, drive and pleasant aspect beyond. The superb living/dining kitchen is fitted with an excellent range of grey units with contrasting chrome accessories and work surfaces with inset one and half bowl sink, and integrated appliances comprising five burner gas hob with stainless steel and glass extractor canopy above, double oven, fridge/freezer and dishwasher. There is a spacious dining and living area which has French style double doors opening to the terrace and garden. The utility room has a matching range of units with work surfaces and inset stainless steel sink, space and provision for a washing machine and a door opening to the gym area. Please note the gym cannot be classed as a habitable room as there are no windows. This is partitioned off from the garage.

The first floor landing leads to four bedrooms, the principal having built in wardrobes and an en suite which is very well appointed having a wall hung wash basin, WC, double width shower with both waterfall and conventional heads, and a towel radiator. The second bedroom is also en suite having a shower, wall hung WC and wash basin and chrome radiator. Bedroom three has a built in cupboard and bedroom four has built in wardrobes. The family bathroom is again well appointed with wall hung wash basin, WC, tasteful tiled splashbacks, bath and chrome towel radiator.

The very pleasant landscaped rear garden has a pathway to two terraces, an artificial lawn with raised planters and a covered garden shelter. To the front of the property, there is a spacious brick block paved drive capable of parking two or three cars and there is also a landscaped front garden.

The property is situated in an enviable location within easy access of the town centre and is particularly accessible to Stafford railway station which has excellent services to London Euston with some taking only approximately 1 hour 20 minutes.

**Agents notes:**

There is a green space charge of £163.38 per annum and is payable to Ground Solutions.

The Land Registry document refers to charges, rights and covenants and a copy of which is available upon request.

The main part of Merlon Court is adopted, however the drive to these four particular houses is block paved, private and shared.

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

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/01072024

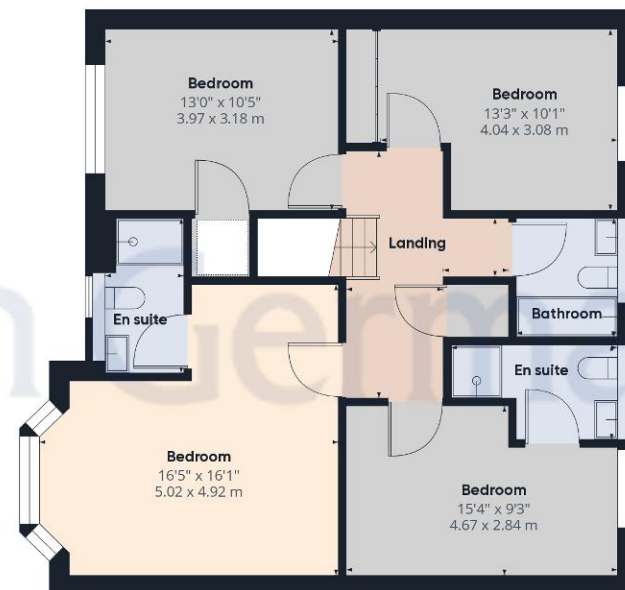
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Ground Floor



Floor 1

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

1764.73 ft<sup>2</sup>

163.95 m<sup>2</sup>

(1) 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

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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