

Back Lane

Woodseaves, Stafford, ST20 0LN

John
German





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£550,000



An individually designed and built detached family house on a 0.17 acre southerly facing plot overlooking fields to the front and having a detached double garage with studio above.

Woodseaves is a charming village positioned midway between Newport and Eccleshall and only a 10 minute drive or so to junction 14 of the M6 motorway and the outskirts of Stafford. The village has its own primary school, village store and The Cock Inn. The property itself was a more or less rebuild of a late 19th century house in 1985 and it provides a generous level of accommodation that would be perfect for a young growing family.

The property has oil fired central heating and predominantly double glazing and offers an extra wide storm porch at the front that then leads into the reception hall which has a timber style floor, open tread spindle balustraded staircase to the first and second floors plus access to a two piece fitted guest's cloakroom.

Leading off the hall is a spacious and characterful through lounge with beamed ceiling and feature brick fireplace, log burner, front aspect window and double doors to the rear garden.

Leading off the lounge is a further spacious room that makes a perfect home office or childrens playroom. A separate dining room connects to the kitchen, hall and lounge and offers potential to create an open plan living kitchen if desired.

Enjoying views of the rear garden, the country style oak fitted kitchen has a comprehensive range of units, granite worktops, tiled floor, full sized oil fired Aga range with electric companion cooker, kitchen sink, appliance spaces for a dishwasher and refrigerator.

Immediately adjacent to the kitchen is a utility room with a further range of storage cupboards, sink unit, appliance spaces, tiled floor and an oil fired central heating boiler.

A part galleried first floor landing enjoys country views at the front and gives access to the three double bedrooms and family bathroom. The master bedroom overlooks the rear garden and has a range of built in wardrobes and access to its own three piece fitted en suite shower room with partial tiling.

Bedroom two looks to the front and has farmland views and bedroom three enjoys rear garden views. These share the family bathroom fitted with an attractive three piece suite complemented by contemporary tiled walls.

The original attic space has been converted to provide a substantially sized fourth bedroom with three skylight windows, fitted wardrobes and a three piece fitted en suite bathroom.

Outside a detached double garage of brick and tile construction has an up and over door, rear personal door, built in workbench, electric light and power points, located at the rear of the garden and accessible by car from High Offley Road behind timber double gates. Above the garage is a spacious studio room that has skylight windows, a porthole window, timber finished floor and access via an external brick staircase.

A block paved driveway at the front of the house provides parking for a multiple number of cars and is bordered by a neat lawn and shrubbery stocked borders.

The southerly facing rear garden would be a dream landscape for young children with its large lawn, several trees, well stocked shrubbery borders, full width patio area and stepping stones.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil fired

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

Broadband type: ADSL

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

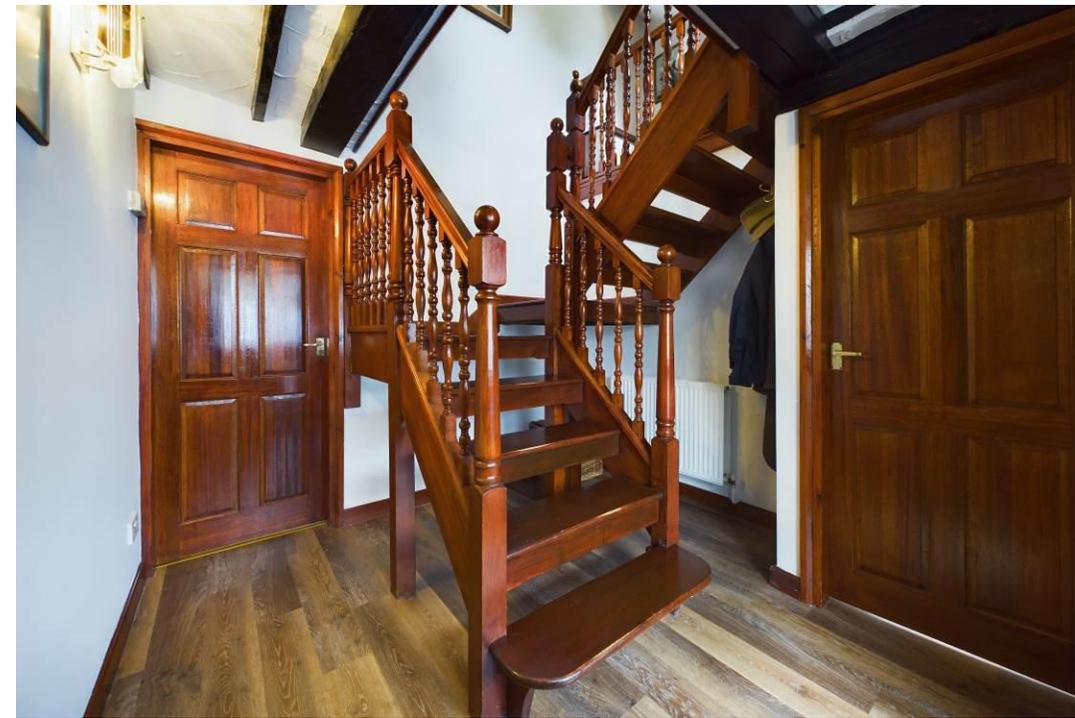
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/16082024

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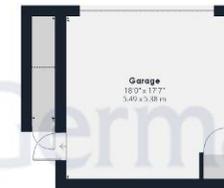
Ground Floor Building 1



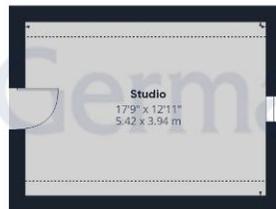
Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

2393.46 ft²

222.36 m²

Reduced headroom

214.96 ft²

19.97 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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