

Weeping Cross

Stafford, ST17 0DQ

John 
German







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£750,000

A charming traditional detached house that is so tastefully presented throughout having the benefit of a detached self contained one bedroom annex. It occupies a delightful plot with beautiful, extensive gardens within one of Stafford's most sought after locations.

This stunning traditional property containing many original features is situated in one of the most sought after areas of Stafford, within walking distance of reputable schools for all ages and in easy access of local shops at Bodmin Avenue including the very popular Bod Bar & Café. Stafford town centre has an intercity railway station with regular services to London Euston, some of which only take approximately one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Main house - Step inside the reception hall with stairs to the first floor. On your left is a charming sitting room with a front facing bay window, beautiful William Morris wall coverings and a brick fireplace housing a cast log burner with raised slate hearth.

Next is the formal dining room that has an exposed wooden floor and a cast iron fireplace with quarry hearth. Doors open to a splendid garden room that has a vaulted ceiling incorporating two roof lights, windows and doors opening out and giving views of the lovely rear garden.

The kitchen has a traditional range of units complemented by granite work surfaces incorporating a ceramic one and a half bowl sink and drainer plus a Belling range oven set into a recess. There is quarry tiled flooring that continues into a spacious walk in pantry. An opening leads to the breakfast room which has a tiled recess, two sets of attractive original built in cupboards and a quarry tiled floor.

A rear lobby gives access to a half tiled guest's cloakroom with WC and wash basin set into an integrated cupboard. There is also a spacious, practical boot room (was previously used as a home office).

The first floor landing has ladder access into the loft which has a plastered and boarded space with power and light for clean storage. The principal bedroom has an excellent dressing room with fitted wardrobes and its own en suite comprising a spacious shower with both conventional and waterfall heads, WC and wash basin set into an integrated cupboard, superb tiling and a chrome towel radiator.

There are three further well proportioned bedrooms sharing the family bathroom that has a bath with traditional chrome mixer tap and shower, wash basin with integrated cupboard beneath, contrasting floor and wall tiling. A separate WC has a WC and wash basin.

Outside - The property stands back from the road beyond a secluded drive with mature borders that gives access to the garage.

Aside sun terrace has a pergola and raised planters plus a brick built barbeque, a gravelled terrace and an ornamental pond. Beyond this are two main lawned areas surrounded by abundantly stocked mature beds and borders. There is also a vegetable garden plus a sun terrace.

Annex - The separate detached annex is very well appointed and ideal for extended family members. It has a reception hall leading to a spacious L-shaped lounge with dining area and patio doors out to the rear garden. In addition there is a well presented kitchen, double bedroom and shower room. The annex building also includes a substantial utility room with a walk in store cupboard which is shared between the properties.

Notes:

The annex must only be occupied by family members.

The land registry document does have covenants, a copy is available upon request.

The main house and separate annex have individual council tax ratings - main house is E and annex is A.

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

Property construction: Traditional

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Main house: Standard, Superfast and Ultrafast. Annex: Standard and Superfast.

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 E

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

Our Ref: JGA/21052024

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.



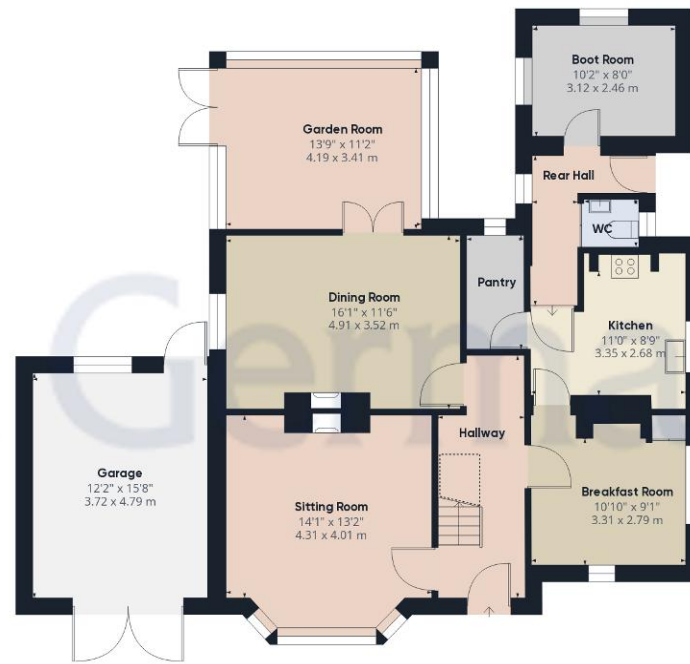
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

2021.28 ft²

187.78 m²

Reduced headroom

15.7 ft²

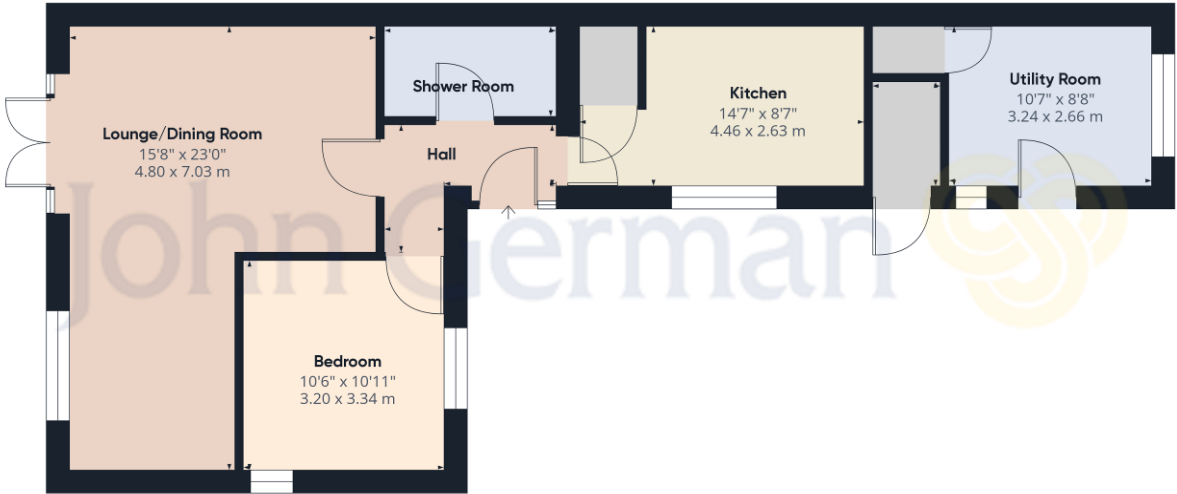
1.46 m²

(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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Approximate total area[®]
747.43 ft²
69.44 m²

(1) Excluding balconies and terraces

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Agents' Notes

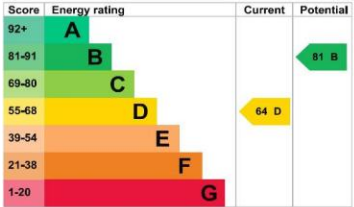
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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

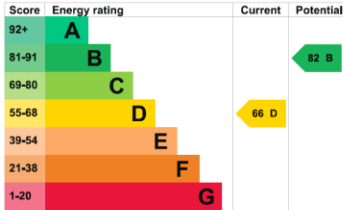
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.



Main House



Annex



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