

Castle Bank

Stafford, ST16 1DW

John 
German





Castle Bank

Stafford, ST16 1DW

£380,000

A character packed traditional semi detached house with a superb open plan living kitchen, two separate reception rooms and a large and private southerly facing garden.

Located in a popular and sought after residential area that is within just a few minutes' walk of Stafford Castle and grounds, this traditional semi detached house has many noteworthy features and would make the most ideal family home given its overall size and layout together with the generously sized gardens that also include off road parking for several cars.

The property is gas centrally heated and uPVC double glazed and offers a front main entrance and storm canopy that lead you into a traditional reception hall with staircase to the first floor, understairs storage and laminate flooring. Leading off the hall is a superbly sized family lounge that has a front facing bay window, traditional fireplace and gas coals fire. Glazed double doors connect to the large open plan living dining kitchen which is the heart of the home that overlooks and has double doors leading directly out to the rear garden. It has engineered oak flooring and the fitted kitchen area has a full range of timber finished base and wall units, granite worktops, centre island breakfast bar and integrated appliances to include a built in oven, electric hob, extractor hood, dishwasher and space for a fridge/freezer.

Leading off the open plan kitchen is a utility room, guest's cloakroom and a walk in cloaks storage room that also houses the gas central heating boiler. Immediately adjoining the kitchen is a separate reception room that would make an ideal dining room, children's playroom or TV room.

The first floor landing gives access to the three bedrooms and family bathroom with the master bedroom being positioned at the front of the house and having a bay window. Bedroom two is a double sized rear garden facing room and bedroom three would make an ideal children's bedroom that has a built in wardrobe and a front facing aspect. The family bathroom is tiled throughout and has a white and chrome suite that comprises a bath with mains shower over, low level WC, wash hand basin and an airing cupboard.

Outside - To the front is a gravelled driveway and garden area that provides parking space for several cars and has private high hedging to all sides. The rear gardens are of a fabulous traditional size and maturity and have high private hedging to all sides, a generous sized patio area and well stocked shrubbery borders and trees. A brick/block built detached garden room/store of a similar size to the garage (see floorplan) has double doors to the garden.

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:** Off road **Electricity supply:** Mains

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

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

Broadband type: Fibre 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

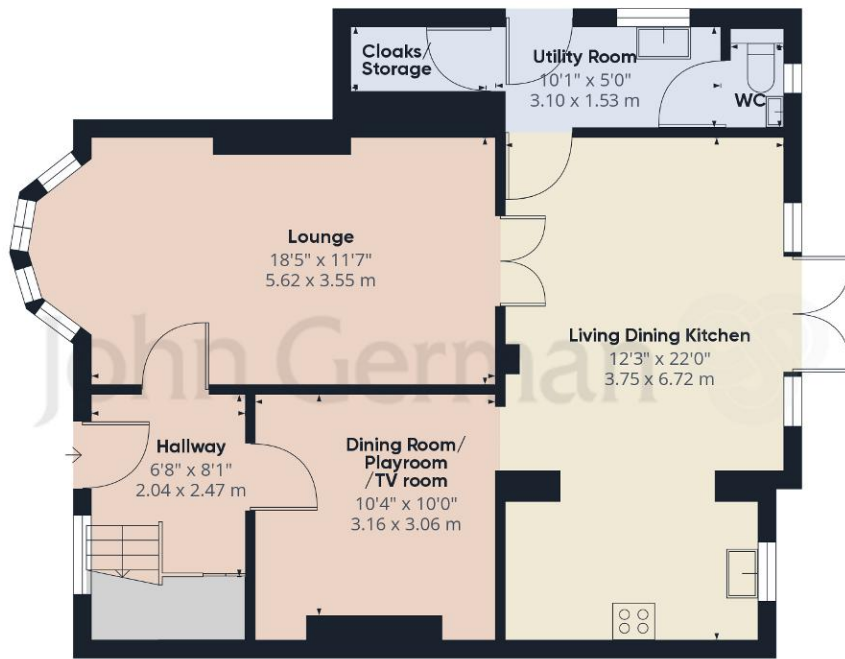
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03102024

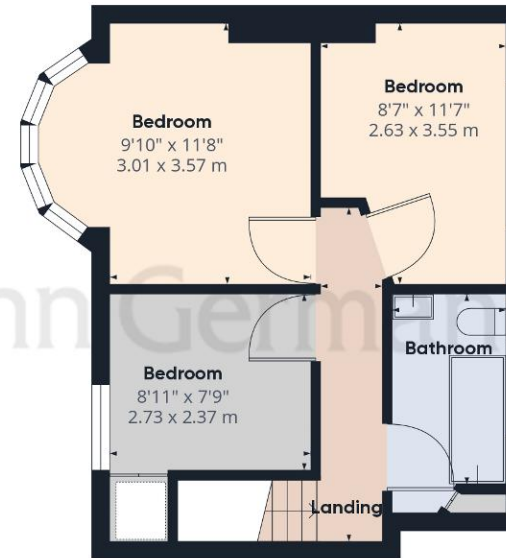
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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



Ground Floor Building 2

Approximate total area⁽¹⁾

1315.35 ft²

122.2 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



