

# Silverthorn Way

Stafford, ST17 4PZ

John German









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£350,000

An excellent family sized link detached house which is beautifully presented and also having the benefit of a fifth ground floor single bedroom, set upon a delightful plot in this highly sought after residential area.

Step inside the reception hall having an attractive stainless steel and glass staircase to the first floor landing with a useful understairs cupboard below. The hall opens to an excellent and spacious study area and there is also a ground floor fifth single bedroom which overlooks the front and could be used as a separate study, sitting room etc.

On your left is the delightful front facing lounge which has two vertical contemporary style radiators. This opens into an extended dining area having a vertical radiator and French style doors opening to the terrace and garden.

The attractive kitchen has an excellent range of cream coloured with contrasting granite effect work surfaces and a stainless steel one and a half bowl sink and drainer. Integrated appliances comprise hob with extractor canopy above, double oven, fridge freezer and dishwasher.

On the first floor there are four bedrooms, the principal bedroom has built in wardrobes in addition to an overstairs cupboard. The tastefully appointed family bathroom has a white suite comprising bath, separate shower, wash basin with integrated cupboard beneath, WC and a chrome towel radiator. There is also a separate WC.

The property is situated in a very popular location and stands back from the road behind a delightful and deep lawned front garden which has established trees and beds. An excellent sized drive gives access to a carport that in turns leads to a garage plus an external utility room.

To the rear is a sun terrace with lawn beyond and two decked areas.

The property has convenient access to the local Co-Op and for schools of all ages. Stafford town centre has an intercity railway station having regular services to London Euston, some of which take only approx. one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

**Notes:** Alterations and extensions to the property were prior to our clients ownership and they do not have Building Control or Planning Permission paperwork. The land registry document refers to rights, easements and covenants, a copy is available upon request.

**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, carport & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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

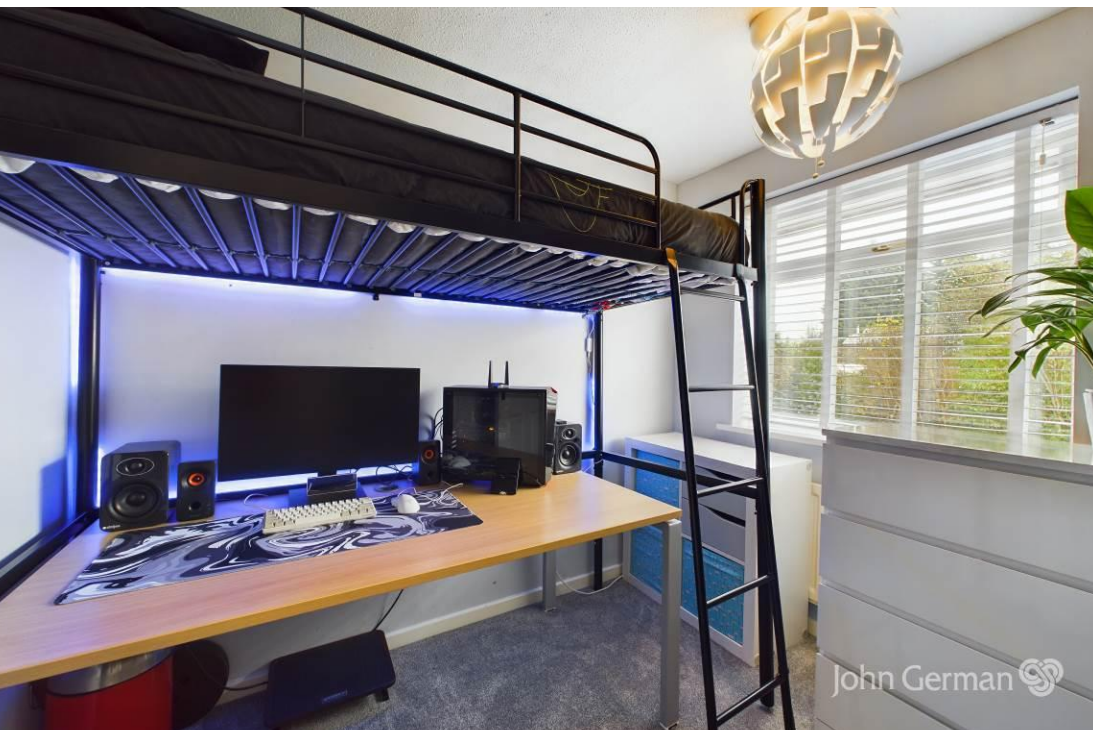
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/20112024

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

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

1384.24 ft<sup>2</sup>

128.6 m<sup>2</sup>

**Reduced headroom**

11.85 ft<sup>2</sup>

1.1 m<sup>2</sup>

(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.

**GIRAFFE360**



Floor 1





## 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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

