

Oakridge Way

Stafford, ST17 0PS

John
German





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£525,000

An attractive and superbly appointed, extended and considerably improved detached house providing excellent family living space with lounge and sitting area having a central fireplace with log burner and an excellent living/dining kitchen.



An enclosed entrance porch with tiled floor opens to the reception hall which has stairs rising to the first floor and a guest cloakroom off with wash basin and WC.

To the right is a sitting room with a front facing window and a central fireplace with cast log burner, which is also open to the delightful and spacious lounge, having the benefit of French style doors opening to the terrace and garden.

Also positioned at the front of the property is a very pleasant study/sitting room having downlighting.

The superb open plan living dining kitchen has an excellent range of contrasting cream and blue units with worksurfaces, an inset one and half bowl sink and drainer, integrated dishwasher, and induction hob with oven beneath. Please note, the American style fridge freezer and aga are not included within the sale, however may be available by separate negotiation. There is also downlighting and two contemporary vertical radiators. From the spacious dining and sitting area, sliding patio doors open to the terrace.

Off the kitchen is a separate utility room having high and low level units with worksurfaces, stainless steel sink and drainer, space and provision for domestic appliances and an internal door leading to the garage store.

The first floor landing is both spacious and light and airy featuring a linen cupboard, and off which leads four bedrooms, three of which are spacious doubles and two of which have built in mirror fronted wardrobes.

All bedrooms share a shower room comprising a shower with drying area and both conventional and waterfall heads, a wash basin and WC set into a modern integrated unit with fitted cupboard, and a chrome vertical towel radiator.

The house stands back from the road beyond a spacious parking area which is capable of parking four cars and gives access to the garage store. Gated side entrance leads to the rear sun terrace, beyond which lies a very good sized lawn.

The property is situated in a highly desirable residential location and within walking distance of schools for all ages. There are nearby shopping facilities at both Wildwood and Bodmin Avenue. Stafford has an intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents note: The Land Registry document refers to rights and covenants and a copy of which 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.

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 E

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

[People | Stafford Borough Council](#)

Our Ref: JGA/17012025

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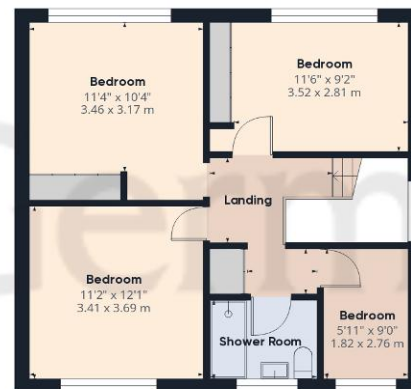


Ground Floor

Approximate total area⁽¹⁾

1693.9 ft²

157.37 m²



Floor 1

(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.

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Agents' Notes

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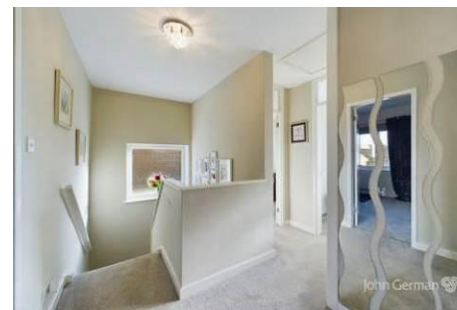
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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