

# Sergeant Way

Stafford, ST17 0WE

John German









# Sergeant Way

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£430,000

A truly outstanding modern five bedroom detached house appointed and presented to a high standard, featuring an excellent dining kitchen and a delightful lounge with media wall. The house has a pleasant rear aspect backing onto mature gardens, designed for ease of maintenance with composite deck and artificial lawn.

NO UPWARD CHAIN

John German 



The reception hall provides a most welcome introduction to this outstanding property, having inlaid entrance mat and a superb tiled floor, useful understairs cupboard and off which leads a guest cloakroom with WC, pedestal wash hand basin, tiled floor and contrasting half height tiled walls. The delightful lounge boasts a media wall having a recess for a TV (not included) and superb glass effect remote fire beneath. The stunning dining kitchen has an excellent range of grey gloss units with chrome accessories and contrasting work surfaces which incorporate a breakfast dining bar and a stainless steel 1.5 recessed sink. Integrated appliances comprise hob with glass splash plate and extractor canopy above, double oven, dishwasher and fridge freezer. There is a tiled floor which extends into the dining area which has a full width feature mirror to one wall and French style doors opening to the composite deck and garden.

The first floor landing gives access to four bedrooms and has further stairs rising to the second floor. The second bedroom is en suite which has attractive floor tiling, a shower with both conventional and waterfall heads, wash basin, WC and a chrome radiator. The family bathroom is again beautifully appointed with contrasting tiling having full width mirror, comprising pedestal wash hand basin, WC, bath and a chrome vertical radiator.

The second floor features a particularly impressive and spacious bedroom suite having an excellent range of built in wardrobes extending to the full width of one wall, additional over stair storage cupboard and a separate recess ideal for dressing table etc. It also benefits from a particularly well proportioned en suite having exquisite tiling, shower with both conventional and waterfall heads, WC, pedestal wash hand basin, shaped mirror to one wall and chrome vertical radiator.

The house stands back from the road with an adjacent drive providing parking for two cars and giving access to the semi detached garage. To the rear of the property there is a lovely private garden which backs onto the mature gardens at Knowle Road having a very impressive composite deck with gazebo and artificial grass for low maintenance. There are raised planters and gated side entrance.

The property is situated on this exceptionally popular development which is around five years old and so convenient with a Co-op supermarket at Wildwood and in walking distance to schools of all ages. Stafford town centre 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 notes:** There is a green space management charge payable to Remus Management Ltd of approximately £140 per annum. There will be a security doorbell recording. The garage is semi detached.

The Land Registry document refers to easement, charges & covenants. A copy is available upon request.

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

**Property construction:** Standard. **Parking:** Drive & garage.

**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:** Staffordshire County Council / Tax Band E

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

[www.staffordshire.gov.uk](http://www.staffordshire.gov.uk)

**Our Ref:** JGA/07022025

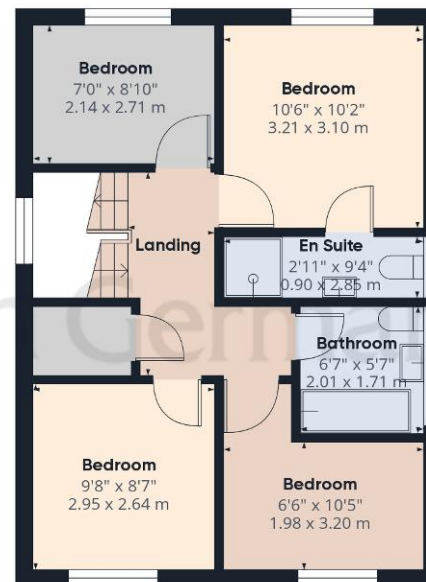




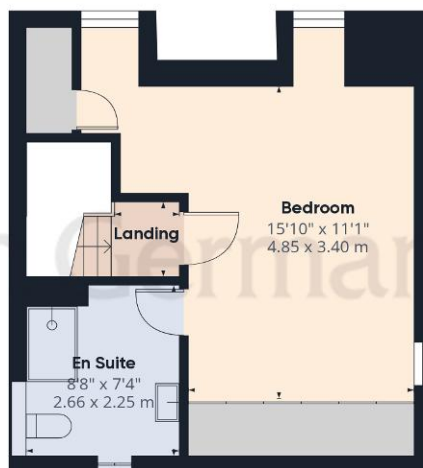




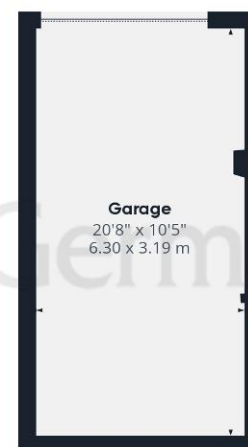
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1548.39 ft<sup>2</sup>  
143.85 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

**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.

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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### John German

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