

# Kenderdine Close

Bednall, Stafford, ST17 0YS

John German



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£775,000

**A truly outstanding detached house which is so exceptionally stylish throughout that has been extended and upgraded complemented by a landscaped garden featuring an outdoor kitchen/entertaining area.**

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Bednall is a much sought after village with a primary school and church, also being handy for Cannock Chase - an area designated as a place of outstanding natural beauty being a wonderful place to walk and cycle. Stafford has an intercity railway station offering regular services to London Euston, some of which take only approximately one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

**Accommodation** - An enclosed porch opens to a reception hall providing a welcome introduction to this stunning family home. It has feature half height panelling to the walls and a superb staircase with contemporary glass panels rising to the first floor with useful understairs cupboard beneath. A guest's cloakroom has a WC and wash basin set into an integrated cupboard unit along with a chrome vertical radiator.

The simply stunning and exceptionally spacious living and dining kitchen is a fantastic space for families and entertaining. The kitchen is equipped with an excellent range of units complemented by granite work surfaces. A large island unit has base cupboards and a contrasting oak worktop extending to a dining bar. Integrated appliances comprise two ovens, microwave, coffee machine, full height larder fridge, full height larder freezer, five burner gas hob with extractor above, dishwasher and wine cooler. The delightful dining area has a front facing bay window with further matching fitted units in addition to a very impressive dresser style unit that incorporates provision for a wall mounted television. The lovely sitting area has a lantern style roof and double French style doors out to the terrace and garden.

The utility room has a stainless steel sink and drainer, grey coloured units with contrasting work surfaces plus space and provision for domestic appliances.

An elegant and well proportioned lounge enjoys a dual aspect and features a splendid media wall incorporating a contemporary driftwood effect remote controlled fire.

The well proportioned study has a range of professionally fitted bespoke units and a window overlooking the rear.

On the first floor are four double bedrooms, the principal bedroom is very spacious with dual aspect windows and an excellent range of fitted bedroom furniture. A tastefully appointed en suite has a spacious shower, wash basin with integrated unit and cupboards, WC, vertical towel radiator and delightful tiling.

The second bedroom is also beautifully appointed with a range of extensive bespoke furniture and also the benefit of its own en suite comprising shower with both conventional and waterfall heads, two stone wash basins set onto a modern unit with drawers beneath and individual vertical mirrors, WC and towel radiator.

Bedrooms three and four share the family bathroom having a bath, separate shower with conventional and waterfall heads, wash basin with integrated cupboard and WC.

**Outside** - The property is situated off a sought after cul de sac and sits back from the road beyond a spacious brick block paved drive and modern raised flower bed. Gated side access leads to the detached gym which was the former double garage. The path extends to the rear garden having a beautiful deep sun terrace with artificial lawn beyond and an excellent covered building providing a perfect outdoor entertaining area and facility for a kitchen. There is also space for a hot tub (current one is not included in the sale).

#### **Agents notes:**

There is a Tree Preservation Order on site.

There is a Ring recording doorbell.

There was previous mining in the vicinity.

The land registry document refers to rights and 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:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains

(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:** South Staffordshire Council / Tax Band G

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

**Our Ref:** JGA/20022025

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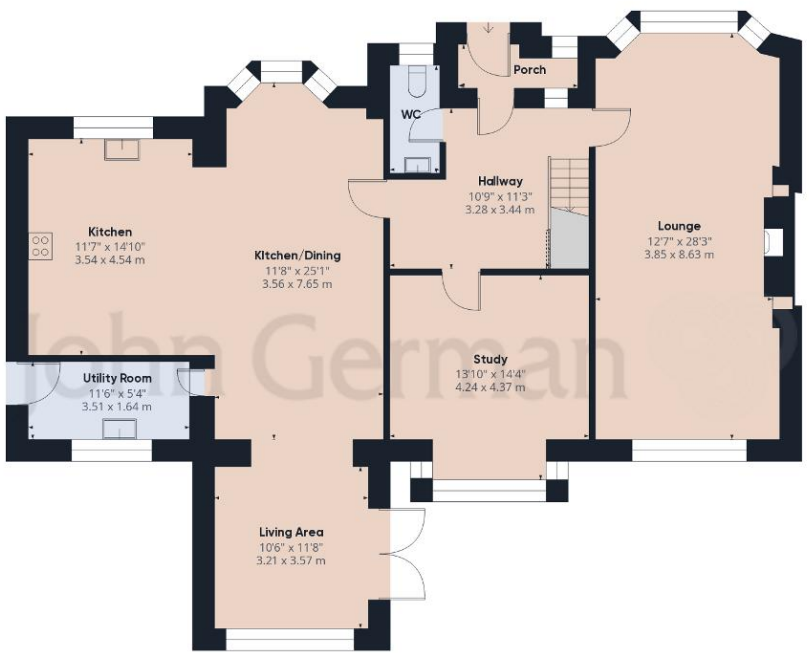








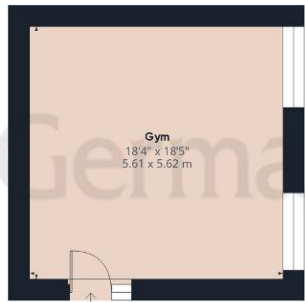




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

2882.47 ft<sup>2</sup>  
267.79 m<sup>2</sup>

Reduced headroom

0.4 ft<sup>2</sup>  
0.04 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 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

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		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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