

Radford Bank

Stafford, ST17 4PJ

John 
German






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£599,950



An exceptionally attractive semi-detached house occupying a truly delightful plot. The property stands beyond a slip road of four houses and occupies a slightly elevated position, overlooking Weeping Cross Memorial. This spacious four-bedroom house has two reception rooms, breakfast room off the kitchen, and garden room. Outside, there is a large patio and garden, generous drive, long garage, workshop, double carport, and summerhouse.

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The splendid original front door opens to the reception hall with stairs rising to the first floor landing.

There is a particularly well-proportioned and spacious living room (currently used as a bedroom) which has a traditional fire surround and an en suite with roll top free-standing bath, WC, wash basin, towel radiator, and double French doors with privacy glass which open to the patio and garden.

The breakfast room has an attractive solid oak floor, feature brickwork with recess and an opening to the kitchen which has traditional painted units, a stainless-steel sink and drainer, original quarry tiled floor and part panelled painted walls.

The charming sitting room also has an attractive solid oak floor and features a regency style fire surround and marble hearth with a contemporary style electric fire. There is a deep bay window with shutters and a traditional radiator.

There is an excellent garden room with chequered black and white porcelain tiled floor, double French doors opening to the rear patio and garden. The feature wall includes a modern wall-hung Smeg electric fire.

The utility/cloakroom is fitted with a WC, wash basin and has space and provision for domestic appliances.

On the first floor, the spacious landing has a large window with a view of the rear garden. There is a built-in cupboard (previously a single WC). The newly fitted family bathroom includes a bath and electric shower, modern wash basin with integrated drawers beneath, WC and a chrome towel radiator.

Bedrooms one and two are both exceptionally spacious rooms with front facing windows. The third bedroom could be used as a single or double as desired. There is a fourth single bedroom (currently used as a kitchen). All four bedrooms have original fireplaces.

Outside, the house stands back from the slip road and occupies a slightly elevated position. There is an attractive yet easily maintainable front garden. The long drive has a five-bar gate at the boundary of the property and a further large wrought iron gate where the drive continues to the two-bay carport, therefore providing security and extensive parking. There is also an excellent, long, brick garage with electric roller door. A wooden workshop sits behind. There is also an attractive summerhouse the other side of the garden. All outbuildings have electricity.

Immediately to the rear of the property, there is a cobblestone patio extending the full width of the house with a dwarf height retaining wall, beyond which lies a very pleasant lawn garden with a variety of mature plants and trees.

The property is situated in a desirable area, within walking distance of convenient amenities (including shops, café, library, Post Office, pharmacy, and doctors surgery) and is within school catchment area for Leasowes Primary School and Walton High School. It is also very close to the town centre which has an excellent railway station with regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Nearby, Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes:

-The property is not registered with Land Registry and therefore we are unaware of any rights, restrictions or covenants. The property will require a first registration on sale, for which most solicitors will make an additional charge.

-The property is situated off both an adopted road and also a small part of a private road (Radford Rise), we understand there is no service charge but the owners of this property can be asked to contribute to any maintenance.

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, garage & 2 carports

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: Staffordshire County Council / Tax Band E

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

Our Ref: JGA/13032025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof/ source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer/ donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

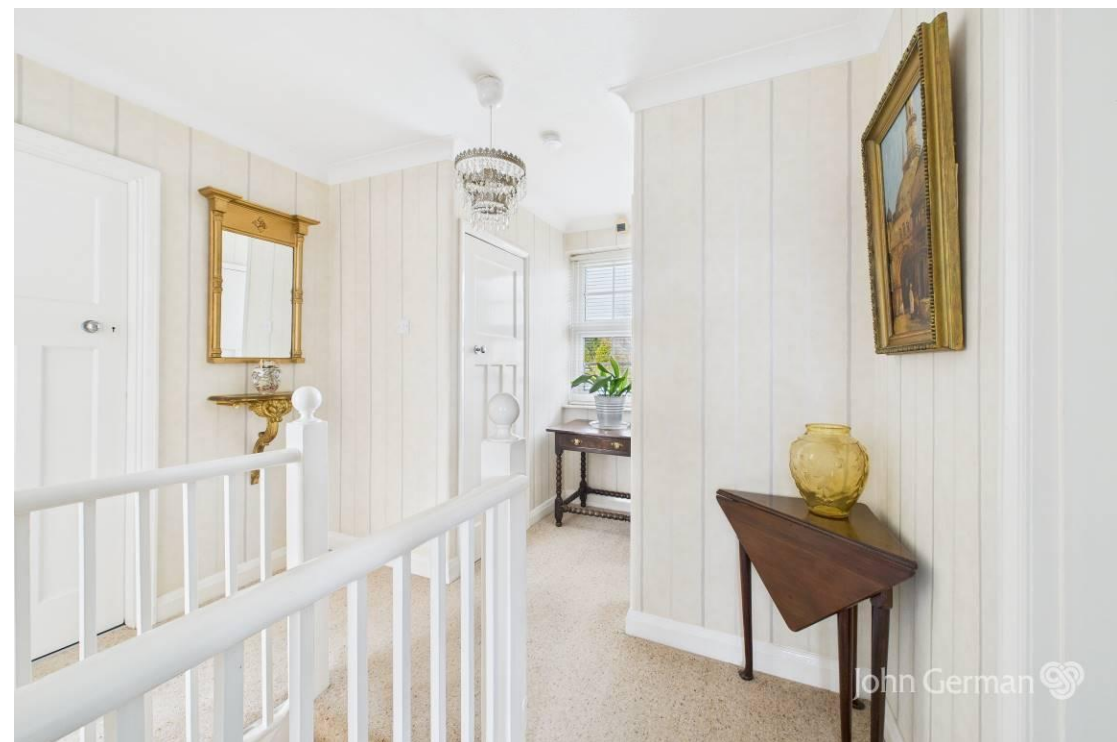


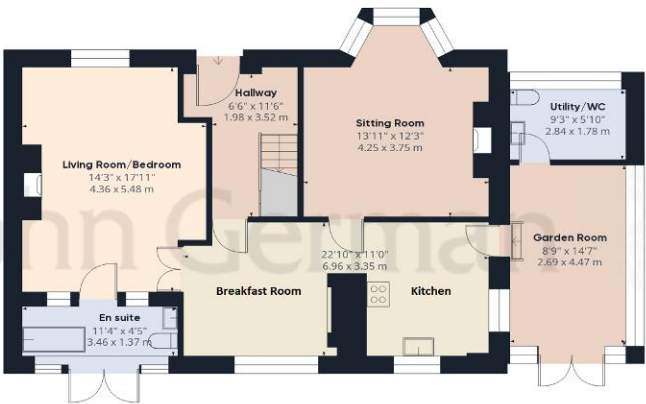




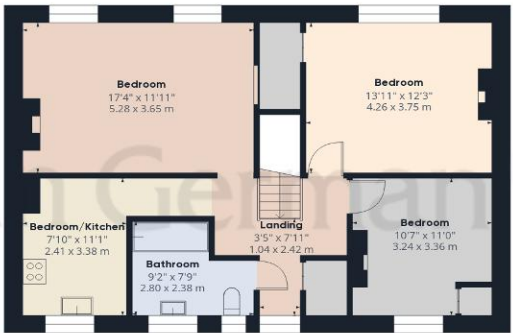


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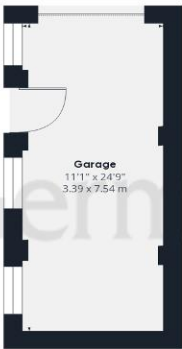




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

Approximate total area⁽¹⁾

2288.61 ft²
212.62 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 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		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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