

Fairfield Lane

Otherton, Penkridge, Stafford, ST19 5NX

John German



John German



Fairfield Lane

Otherton, Penkridge, Stafford, ST19 5NX

£575,000

NO UPWARD CHAIN

A truly delightful barn conversion which enjoys a lovely situation, semi-rural yet within walking distance of the many amenities in Penkridge including a railway station, plus easy access to the M6.



There is a reception hall with a tiled floor and stairs rising to the first-floor landing, and off which is a shower room fitted with a waterfall head shower, wash basin with integrated cupboard beneath, WC and lovely contrasting wall and floor tiling. Also off the hall is a semi open plan kitchen, dining and sitting area. The kitchen has an attractive range of traditional units with contrasting work surfaces and twin Belfast style sinks, and an integrated hob and separate oven set in attractive rustic brick work. The tiled floor extends through a wide opening to the dining and sitting area which has feature exposed brick work and a wide opening to the superb garden room which also has a tiled floor and double French style doors opening to the beautiful garden. From the kitchen there is a utility which has a Belfast style sink, fitted cupboards, space and provision for washing machine, outer door and a large walk-in cupboard.

There is a spacious ground floor bedroom with its own en suite wet room having a shower, wash basin and WC, ideal for those seeking ground floor facilities for elderly or disabled relatives.

The charming lounge has a brick inglenook fireplace housing a cast wood burner and there is a very impressive, vaulted ceiling with exposed timbers and mezzanine above.

The first-floor landing leads to three characterful bedrooms. The principal bedroom has a walk-in wardrobe, a cast ornamental fireplace and an opening to the mezzanine area above the lounge. The second bedroom has steps leading to a useful storage area and the third bedroom is currently used as an office. The bathroom is beautifully appointed having a traditional roll top bath with mixer tap and shower, WC and pedestal wash basin.

Outside, the property is situated in a secluded location and approached via double gates leading to a generous sized drive capable of parking approximately three cars and there is a wonderful, extremely interesting garden having a block paved sun terrace, dwarf wall to a slightly raised gravelled terrace area with dwarf hedge and pergola, separate lawned area and further immaculately maintained borders. Penkridge is an extremely popular village or small town with a range of amenities including an excellent railway station. It is also easily accessible to the M6 giving direct access into the national motorway network and M6 toll.

Agents notes: The property is semi detached. There is CCTV recording at the property.

The Land Registry 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).

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 and 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: South Staffordshire Council / Tax Band F

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

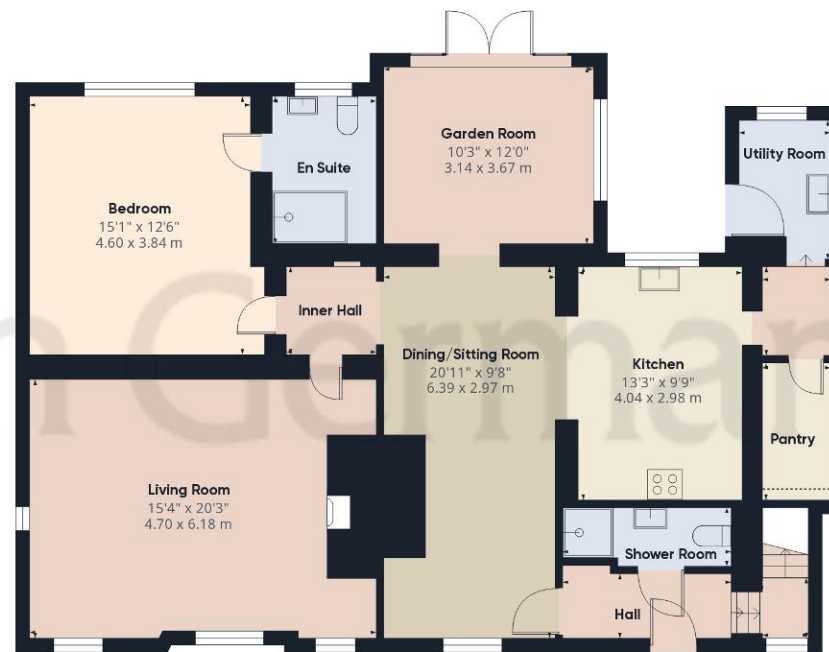
Our Ref: JGA/04042025

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.

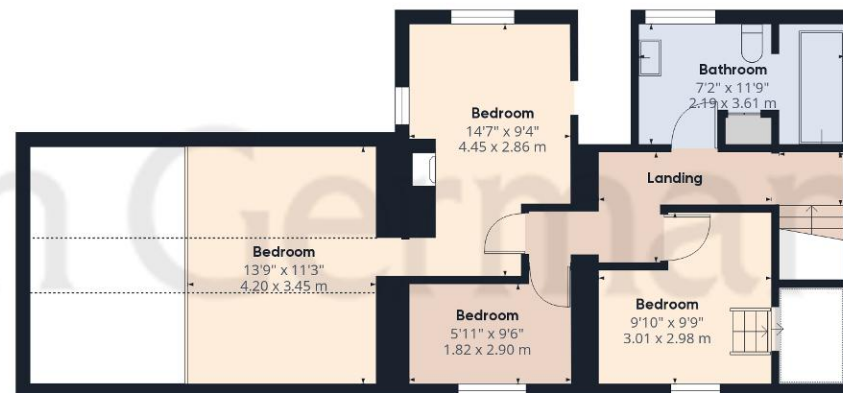
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1787.22 ft²

166.04 m²

Reduced headroom

117.48 ft²

10.91 m²

(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



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	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



