

# Whites Meadow

Ranton, Stafford, ST18 9JB

John German



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£530,000

An excellent family sized detached house which is very well planned and occupies a delightful position in this sought after village location.

A particularly well proportioned reception hall provides a most welcome introduction to this lovely property, having double built in cupboards, stairs rising to the first floor landing, and a cloakroom having wash basin and WC with integrated cupboard and tiled floor. The study has a front facing window and a French style side door. The delightful lounge is dual aspect, having double French style doors opening to the terrace and garden and a fireplace with a contemporary style cast log burner. There is also a separate dining room which has a traditional serving hatch to the kitchen. The kitchen is fitted with a range of grey painted high and low level units with contrasting work surfaces and a stainless steel 1.5 bowl sink and drainer, tiled floor and tiled splashbacks. Off the kitchen, the utility offers a further range of cupboards, stainless steel sink and drainer, space and provision for a washing machine and an outer side door.

The first floor landing gives access to five bedrooms. The principal bedroom has a superbly appointed en suite comprising rectangular wash basin set into an integrated unit with cupboard beneath, shower with both waterfall and conventional heads, WC, vertical radiator and excellent tiling. The beautifully presented bathroom comprises bath, WC, separate shower with both conventional and waterfall heads, a rectangular wash basin set into an integrated unit with cupboards, a mirror fronted cabinet above and attractive full height tiling.

The property is situated at the end of a very pleasant cul-de-sac, having a spacious drive leading to a double garage. Gated access to one side of the property leads to the rear terrace and mainly lawned garden beyond with established beds. To the other side of the property, there is a spacious side area with personal access to the garage.

Ranton is a very pleasant village, conveniently situated for the county town of Stafford which 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 14 of the M6 provides direct access into the national motorway network and M6 toll.

**Agents notes:** The ceilings to the ground floor rooms have Artex which we understand contain asbestos. The Land Registry document refers to rights, restrictions and easements 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 & double garage

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Oil (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 F

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

**Our Ref:** JGA/15042025

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Ground Floor



Floor 1

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

1906.5 ft<sup>2</sup>

177.12 m<sup>2</sup>

**Reduced headroom**

16.72 ft<sup>2</sup>

1.55 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 are based on RICS IPMS 3C standard.

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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.

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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		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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