

Weeping Cross

Stafford, ST17 0DL

John
German





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£775,000

An attractive traditional detached house situated in this very popular residential location which is so convenient for schools for all ages. The house occupies an equally impressive and spacious plot with large garden and a gated drive plus garage providing parking for numerous vehicles.

An enclosed porch opens to a charming reception hall which is spacious and provides a most welcoming introduction to this traditional family home, having parquet floor, under stairs cloaks cupboard and stairs rising to the first-floor landing. The breakfast kitchen has an attractive and extensive range of gloss units with contrasting work surfaces and a stainless-steel sink, a matching island, a dining bar with further cupboards beneath, tiled splashbacks and a quarry tiled floor. The separate utility has a Belfast style sink and space and provision for a washing machine. There is an impressive formal dining room which is dual aspect having a front facing bay window plus a delight spacious lounge having a parquet floor with a superb brick fireplace extending to the full width of one wall. From here, doors lead to the excellent conservatory which has a tiled floor and gives direct access to the extensive rear garden. There is also a cloakroom off, having WC and wash basin. A side porch has a walk-in cupboard housing the wall mounted gas boiler.

Upstairs, the first-floor landing has built-in cupboards and a pull-down ladder leading to a very spacious loft space which is boarded and has a dormer style window. Please note, there is spray foam installation to the roof but not to the rafters. The landing gives access to five generous sized bedrooms and the family bathroom, which is fully tiled, having a bath, separate shower, pedestal wash basin and bidet. There is a separate WC which is again fully tiled.

The property stands well back from the road behind a gated drive capable of parking numerous vehicles, with mature well stocked borders. Further wrought iron gates lead to an additional parking area giving access to the garage. The large rear garden is mainly laid to lawn with a raised fishpond, lovely well stocked mature borders, a greenhouse and garden stores.

The property is situated in one of the most sought-after areas of Stafford which is convenient for schools for all ages, and the local shopping facilities at both Wildwood and Bodmin Avenue. The county town centre of Stafford 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: Please note, there is spray foam insulation to the roof within the loft space and this is to the roof and not the rafters, however, we ask all interested parties to consult their mortgage adviser with this regard.

The Land Registry document refers to covenants and a copy of the document 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 & garage

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/09052025

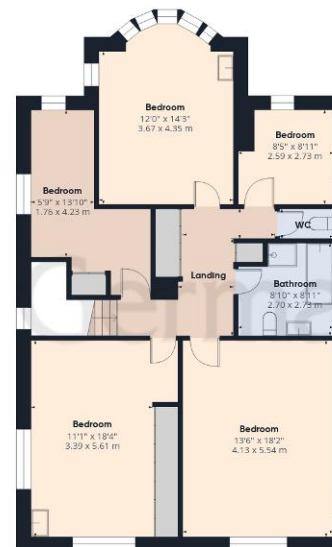
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary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







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2581 ft²

239.7 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

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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		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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