

Hargreaves Lane

Rowley Park, Stafford, ST17 9AE

John German



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Offers Over

£750,000

An executive five bedroom detached family residence nestled down a private drive within the highly desirable Rowley Park area of Stafford.

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This executive five bedroom detached family home was built in 2017 and sits proudly on a small private drive of just three houses, within the Rowley Park area of Stafford. Rowley Park is undoubtedly one of the most sought after, impressive and exclusive residential areas within Stafford. It is particularly convenient for the town centre. Stafford railway station provides comprehensive links to many cities and London Euston is approximately one hour and twenty minutes by some Virgin services. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll. making this an ideal family home for commuters, professional's and families.

The entrance door with glazed side windows opens into the impressive entrance hallway having large ceramic tiled flooring, oak doors leading off to the ground floor accommodation, carpeted stairs rising to the first floor landing with a spacious understairs storage cupboard, an additional storage cupboard and guest WC.

There are three well proportioned versatile reception rooms. Immediately to your right when you enter the property is the dining room with wooden effect flooring, ceiling light point and walk in uPVC double glazed bay window to the front aspect.

On the opposite side of the hallway is the second reception room, currently used as a family room/office, and would also create a superb snug, again with wooden effect flooring, ceiling light point and a walk in uPVC double glazed bay window to the front aspect.

The third reception room is the spacious living room with a gas fire, wooden effect flooring, ceiling light point and uPVC double glazed French doors with glazed side panels leading out to the rear garden.

The heart of the home is the impressive open plan kitchen/diner with an extensive range of matching contemporary wall and base units with worksurfaces over, tiled splashbacks and a range of integral kitchen appliances. There is a separate island with breakfast bar area, ceramic tiled flooring, spotlights to the ceiling, uPVC double glazed window to the rear aspect and French doors leading out to the garden.

In addition, there is a utility room with both wall and base units, worktop with inset stainless steel sink and mixer tap over, space and plumbing for a washing machine and tumble dryer, wall mounted gas boiler, spotlights to the ceiling and a door leading out to the side of the property.

Upstairs, there is a beautiful gallery landing giving access to five well proportioned double bedrooms, two of which have their own en-suite shower rooms. The other three bedrooms are serviced by the large luxury family bathroom comprising of a large corner shower with rainfall attachment, free standing bath, low level WC, wash hand basin, chrome style heated towel rail, spotlights to the ceiling and an obscured uPVC double glazed window to the side aspect.

Outside, the property sits proudly within part of a private drive just serving this property and the two neighbouring properties either side. There is a tarmac driveway providing off-road parking and access into the double garage, a lawned front garden and path leading to the front door.

To the rear of the property is an enclosed private garden with a large paved patio seating area, lawn and well stocked border with a variety of plants and shrubs.

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: 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: Stafford Borough Council / Tax Band G

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

Our Ref: JGA/04062025

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.

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2977 ft²
276.5 m²

Reduced headroom

8 ft²
0.8 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.

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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.

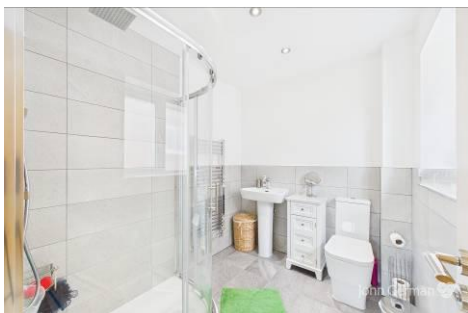
Referral Fees

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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