

Mulberry House

Coppenhall, Staffordshire, ST18 9BW

John German





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£635,000

A truly outstanding house which is beautifully presented and has the benefit of an spacious open plan living/dining kitchen space. Occupying an impressive plot with a lovely garden backing directly onto and enjoying extensive views of farmland to the rear.



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The reception hall provides a most welcome introduction to this stunning contemporary style property, having a tiled floor extending to the guest cloakroom which has a rectangular wash basin with integrated cupboard beneath, WC and a chrome radiator. The delightful sitting room has a cast log burner and a slate hearth.

There is a magnificent, open plan and exceptionally spacious living/dining kitchen providing excellent family space. It features a part vaulted ceiling which incorporates three Velux roof lights, and a full width glazed section to the rear with double doors opening onto a sun terrace which provides wonderful indoor-outdoor living space during fine weather. The superb and comprehensive refitted kitchen has an extensive range of units with granite work surfaces with drainer grooves either side of the recessed stainless-steel sink. There are two Neff ovens and a large island unit which again has granite work surfaces and incorporates an AEG combo hob and a further extensive range of base cupboards and pan drawers. The tiled floor extends into the large utility/boot room, which again has an extensive range of cupboards with contrasting work surfaces, stainless steel sink and drainer, cloaks hanging space, boot storage and a bench seat.

The first floor has a very spacious landing with built in cupboard and a door leading to the stairs to the second floor.

On the first floor, there are four bedrooms, two of which have built in wardrobes with integrated cloaks hanging space and central drawer units. The principal bedroom enjoys magnificent views of the adjoining countryside and has an en suite with exquisite tiling, a shower with both conventional waterfall heads, wash basin set into an integrated unit with cupboard beneath, WC and a chrome vertical towel radiator.

The family bathroom is exceptionally well appointed having a free-standing bath with external chrome tap and shower, plus a separate shower with drying area having both conventional waterfall heads, wash basin with integrated cupboard beneath, WC, vertical radiator and superb tiling.

On the second floor, there is a very spacious double bedroom with a W/C off.

The house stands back from the road beyond an ornamental chipped drive which is capable of parking five or six cars. A side gate leads to the rear of the property where there is a superb Indian stone deep sun terrace which is approached directly from the open plan family living/dining space and provides a wonderful indoor-outdoor entertaining area. There is log storage and an extensive lawn which has the benefit of a shed and a summerhouse. The garden adjoins open countryside to the rear aspect.

The house is situated in the sought-after village of Coppenhall which is extremely convenient for Stafford town centre, benefitting from an intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. The house is also in walking distance of open countryside. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes: There is Hickvision CCTV recording and a smart alarm.

The Land Registry document refers to covenants and charges 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: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - 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 E

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

Our Ref: JGA/04062025

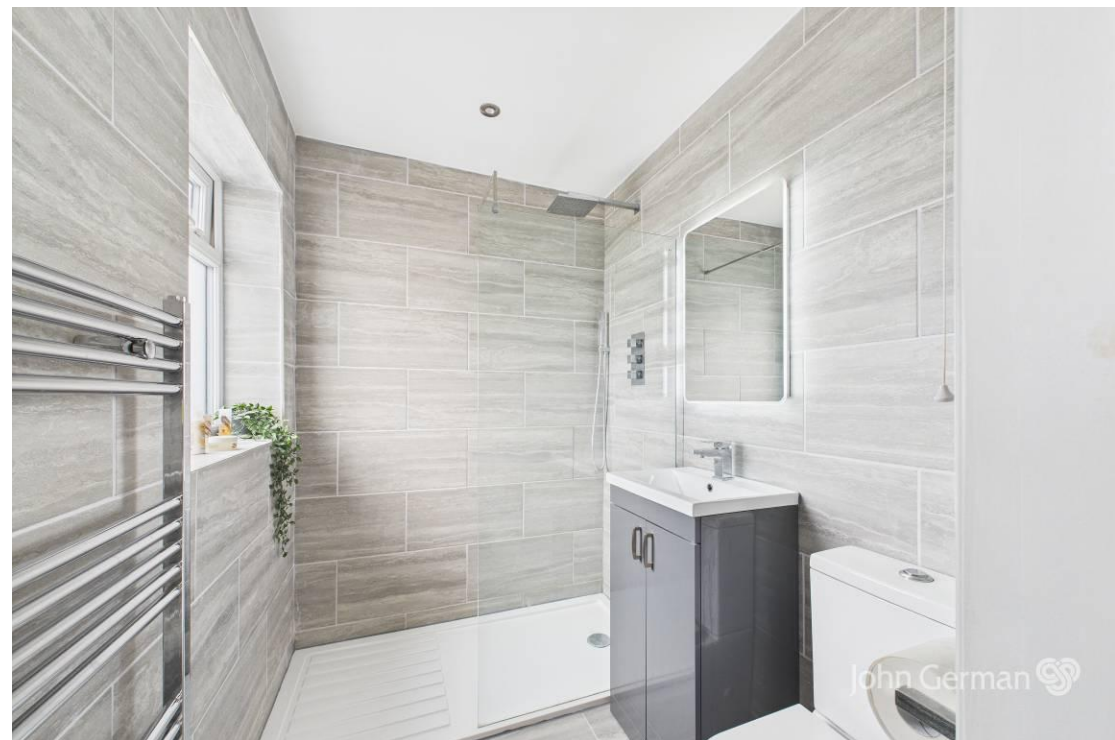
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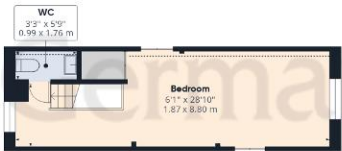




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2328 ft²
216.1 m²

Balconies and terraces

374 ft²
34.7 m²

Reduced headroom

22 ft²
2 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.

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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		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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