

Rowley Avenue

Rowley Park, Stafford, ST17 9AA

John German



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£575,000

A wonderful late Victorian villa retaining many original character features, offering a fabulous refurbishment opportunity in the highly sought after private Rowley Park estate and available with vacant possession.

Step back in time as you pass through the period entrance door with side glazing and arched canopy over into a spacious reception hall, having stairs off with store cupboard below. There are moulded ceilings, picture rails, fireplaces and panelled interior doors throughout this original property. At the rear of the hall there is the lobby and cloakroom/WC. At the front overlooking the garden is an attractive lounge having period fireplace and a wonderful square bay with window seats and French doors opening directly into the garden. On the opposite side of the hall is a sitting room having fireplace and door leading into a lean to uPVC double glazed conservatory/sun room. At the rear is a separate dining room, again with fireplace and bay window overlooking the garden. The breakfast room has a range of built-in storage cupboards, one of which houses the gas fired boiler and also gives access to the adjacent kitchen which has a range of base cupboards, drawers and wall cupboards, together with worktops, sink and mixer tap, having tiled splashbacks, double oven and grill, hob and extractor over, further appliance spaces, useful walk-in pantry and door to the side. All being very serviceable whilst you decide your modernisation scheme.

On the first floor there is a half landing, off which is a bathroom and separate WC, and then the main landing which has the maid's stairs to a second floor. The main landing has four excellent sized double bedrooms, each with unique character features, some with fitted cupboards and original cast iron fireplaces. On the second floor there is landing with access to a loft bedroom which was probably formerly the maid's bedroom.

The property occupies a wonderful corner plot which is enclosed and beautifully screened by mature hedges and trees, offering two sections of garden with lawns and borders. Wrought iron gates leading to a parking space at the front, together with side access leading directly to a detached modern brick double garage which has an electric roller door and rear door access to the garden, and a paved terrace.

Rowley Park is a prestigious private estate which was developed in the former grounds of Rowley Hall in the late Victorian/early Edwardian era and retains a number of these superb period properties which were known as villas.

Agents notes: There may be some estate charges. The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.

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:** Offroad **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - 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

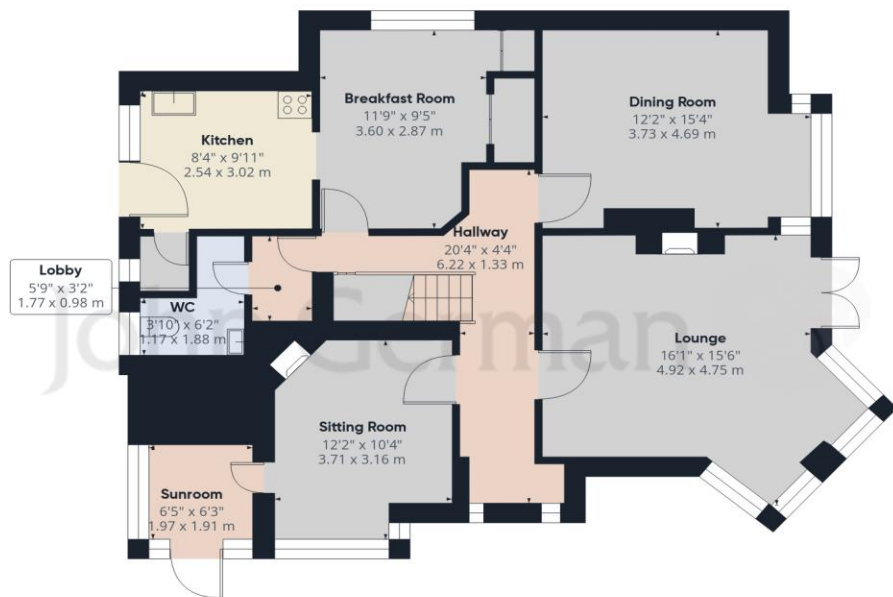
Our Ref: JGA28052025

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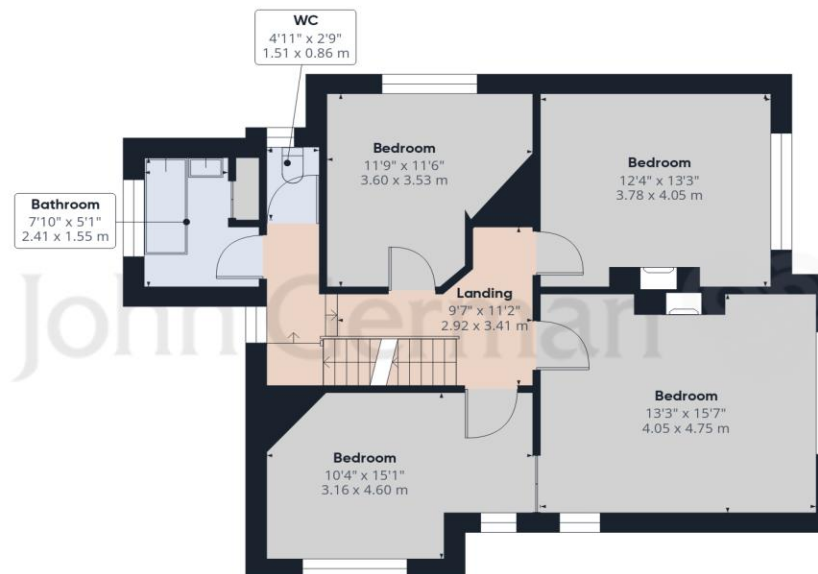
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary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



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2199 ft²

204.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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 | | 76 C |
| 55-68 | D | | |
| 39-54 | E | 44 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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