

# Garden Street

Stafford, ST17 4BT

John German



John German







A photograph of a bright, elegant interior hallway. The floor is covered in a brown and cream diamond-patterned tile. On the left, a white radiator is mounted on the wall, with a framed picture and a brass light fixture above it. In the center, a staircase with a red and cream striped carpet leads upwards. A large arched doorway at the end of the hallway reveals another part of the house. On the right, a long wooden console table holds a vase of flowers, a candle, and a large rectangular decorative object. A large round mirror is mounted on the wall above the table. A chandelier hangs from the ceiling.

## Garden Street

Stafford, ST17 4BT

£795,000

An exceptionally handsome Victorian detached residence which has beautifully presented accommodation that retains many original features incorporating stylish contemporary influences. Situated in this wonderful secluded location, yet within minutes walk of the railway station and town centre.

The front entrance porch leads to a charming and extremely impressive reception hall, which has original tiled floor and provides a most welcome introduction to this outstanding property. Stairs gracefully rise to the first-floor landing and a door opens to stairs leading down to the basement. There is also a cloakroom, fitted with a WC and wash basin, set within an integrated unit with cupboard storage.

The particularly elegant drawing room features a superb fireplace with a cast log burner and tiled hearth, original deep ceiling cornice, and a deep bay incorporating a sash window overlooking the delightful garden.

The well proportioned and attractive sitting room is dual aspect, with oak flooring and also features a fireplace housing a cast log burner.

The charming, dual aspect dining room has a quarry tiled floor, and a central fireplace, having original full height cupboard and drawer units either side.

Onto the breakfast kitchen which features a central island unit, with wooden worktops incorporating a dining bar and recessed ceramic Belfast style sink. There is a bespoke range of built in cupboards and a recess housing the aga. Double French style doors open to the enclosed courtyard.

A separate utility room is fitted with a further range of cupboards, recessed sink, work surfaces, wine cooler and space and provision for a washing machine. This gives access to the rear entrance porch.

The property has the benefit of an excellent basement which comprises of a superb cinema room, and a very spacious office with fitted worktops and an external glazed door which leads to steps outside.

The very attractive first floor landing leads to four double bedrooms, all of which have original, now ornamental character fireplaces. One of the bedrooms has a stylish en suite, presented in a contemporary style, having shower with waterfall head, wash basin, WC, towel radiator and beautiful contrasting floor and wall tiling.

The main bathroom is beautifully presented with splendid contrasting floor and wall tiling, a freestanding claw foot bath with rail and shower above, in addition to a pedestal wash basin, WC and chrome towel radiator.

The property is approached via electric remote controlled wrought iron gates, leading to a spacious drive which is capable of parking up to eight vehicles. To the rear of the property, there is a block paved terrace with wrought iron railings and gate, with steps down to the basement. Beyond here lies a lawn and a wonderful tree with decked area and summerhouse. There is a sun terrace with a tiled floor and dwarf wall which probably forms part of the original traditional greenhouse. There is a further adjacent sun terrace, additional mature lawned area with well stocked mature borders incorporating an ornamental pond, plus a secluded pergola.

To the front of the property, there is a very attractive small, enclosed courtyard, which, as previously mentioned, can be approached via the kitchen. This gives access to a charming studio and a log/coal store. The spacious garage has an internal door into the utility room.

The house is situated in this delightful, secluded street which is within walking distance of the town centre and the railway station. The railway station has excellent services, particularly to London Euston, with some services taking only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

**Agents note:** The property is situated within a conservation area.

**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:** Traditional

**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:** Stafford Borough Council / Tax Band F

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

**Our Ref:** JGA/27062025

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.

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.













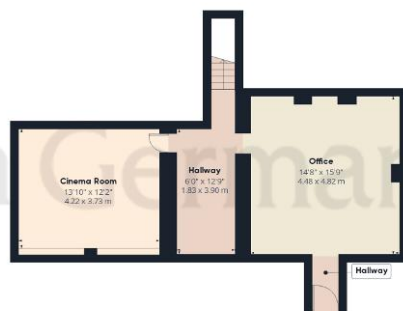












Floor -1 Building 1

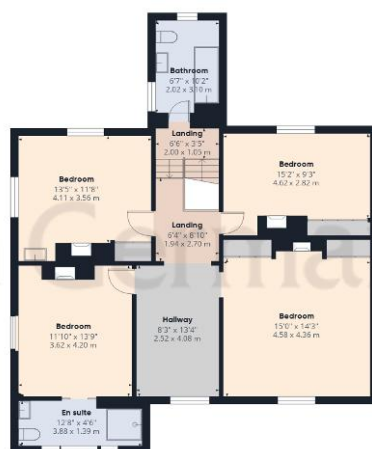


Ground Floor Building 1

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

3289 ft<sup>2</sup>

305.4 m<sup>2</sup>



Floor 1 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

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

GIRAFFE360





## 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.

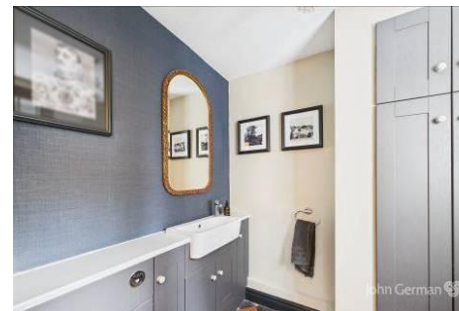
## Referral Fees

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



## John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





