

Whiston Road

Penkridge, Stafford, ST19 5QQ

John
German





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£750,000

Delightfully situated country property occupying a slightly elevated plot with sweeping gated drive. Rural, yet within walking distance of the centre of Penkridge.

DEANERY HOUSE

John German

Accommodation: Enclosed porch opening to a particularly spacious, welcoming reception hall which has Parquet floor and stairs rising to the first floor landing. There is a cloakroom with WC and a circular wash basin set into a recess and modern splash plate.

Elegant and well proportioned lounge having deep inglenook which houses a cast log burner, and a secret door with shelving which opens to a walk-in cupboard. Double French style doors opening to the spacious conservatory which has a tiled floor.

Superb farmhouse style dining kitchen which has a very attractive range of units with granite worksurfaces, and a brick recess with feature tiling housing the Aga. Island unit again with granite worktops incorporating a hob with extractor canopy over. There is also an integrated dishwasher and recessed Belfast style sink. Tiled floor, ample space for dining table and a fitted bench style window seat with storage beneath. There is also a useful understairs cupboard.

Separate formal dining room which is dual aspect, having a side bay window and a traditional fireplace with cast and tiled inset and granite hearth.

From the main reception hall there is an inner hall, off which leads a snug which has electric log effect fire and a French style door opening to a paved side terrace. In addition to this is a separate study and a utility which has space and provision for domestic appliances.

Particularly spacious first floor landing and off which leads four bedrooms. The principal bedroom is large, dual aspect and has a built-in linen cupboard, a dressing room with an extensive range of rails and shelving and its own ensuite which is fully tiled with integrated wash basins, WC, shower and vertical radiator.

The second bedroom is also ensuite and has a double built-in wardrobe and ensuite comprising shower, pedestal wash basin and WC.

The third bedroom has French style doors opening onto a balcony and a dressing area.

Superb family bathroom, beautifully appointed with a freestanding bath standing on a slightly raised tiled area with recessed shelving, and there are twin wash basins set on a wooden stand, and a WC. Towel radiator and half tiling to walls, and full tiling to the floor.

Outside: The property stands well back from the road beyond an impressive gated sweeping drive which leads to extensive parking area for numerous vehicles to the side of the property. To the front there are mature lawns with a range of established trees and feature pond. There is a further terrace garden area to the side which again has attractive pond, and to the other side of the property there is a gated courtyard.

The property enjoys a truly enviable position being rural yet within two or three minutes drive from Penkridge or a good walk. Penkridge is a very popular village having an excellent range of facilities including shops, welcoming traditional hostelrys and schools for all ages. It is also exceptionally convenient for commuting, and junction 14 of the M6 provides direct links into the national motorway network and M6 toll, and the A5 giving access to Cannock and Telford is only a few minutes drive away.

Agents notes:

1. Our clients are not selling all of the property and land that is currently registered with Land Registry. A copy of the proposed new Land Registry plan that the owner is selling is attached to the sales particulars.
2. The water supply is currently shared with our clients' new property and also Deanery House.
3. There is a private septic tank drainage system and the outfall is on to a neighbouring field.
4. There is no mains gas or drainage to the property.
5. There is solar panels to the house.
6. The Land Registry document refers to covenants and also to mines and minerals. 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: Driveway

Electricity supply: Mains

Water supply: See above

Sewerage: See above

Heating: See above

(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: South Staffordshire Council / Tax Band F

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

Our Ref: JGA23072025

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.













Ground Floor

Approximate total area^m

2929 ft²

272.2 m²



Floor 1

(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.

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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	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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New Proposed Land Registry Plan (not submitted to Land Registry)