

Castle Bank

Stafford, ST16 1DJ

John German



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£375,000

A truly delightful and immaculately presented traditional detached bungalow that stands well back from the road beyond an impressive circular drive set on an extensive plot having a beautiful rear garden, enjoying lovely views of Castle Church to the side.

Step inside the reception hall having a tiled floor, built in cupboard and wrought iron ladders to a very spacious open loft area with wrought iron balcony, a window and vaulted ceiling (this is not a habitable room).

The delightful lounge has a traditional style fireplace with marble hearth and inset housing a remote control log effect fire. Patio doors open to an excellent conservatory that has a radiator, tiled floor and double French style doors opening to the terrace, enjoying lovely views of the beautiful garden.

A separate dining/sitting room has a traditional fireplace, hearth and inset with a coal effect fire.

The kitchen has a range of pine units with granite effect work surfaces and a stainless steel one and a half bowl sink and drainer. An integrated hob has a double oven beneath and extractor canopy above. The tiled floor extends into an additional area of the kitchen which has a further range of cupboards and access to a side porch.

There are two double bedrooms, the larger of the two has a range of attractive built in furniture and the second bedroom has built in wardrobes. The superbly appointed modern shower room has excellent contrasting wall and floor tiling, corner shower, wash basin and WC set into a contemporary style unit with cupboards and shelving. There is also a recess mirror and vertical towel radiator.

Outside - The house stands well back beyond a very spacious circular drive with a lawned central island and mature laurel hedged borders to either side. The garage has a remote control door and pedestrian door to the side. An external utility has a WC, stainless steel sink and drainer, cupboards plus space and provision for a washing machine.

To the other side of the property is access to the lovely rear garden having an attractive sun terrace enjoying views of Castle Church to the side. Beyond this is a mature and established long, mainly lawned rear garden with a variety of bushes, trees and hedges.

The property enjoys an enviable position that is exceptionally convenient for the county town centre that has the benefit of an intercity railway station having regular services to London Euston, some of which take only approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

Notes: The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

The sale is subject to grant of probate.

Our client had a sulphate report in May 2025 which found the results were Class 2, a copy of the report 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: Traditional **Parking:** Drive & garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas

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

Broadband type: Not currently connected

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 D

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

Our Ref: JGA/10072025







Approximate total area⁽¹⁾
1143 ft²
106.2 m²

(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.



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.

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		
55-68	D	66 D	79 C
39-54	E		
21-38	F		
1-20	G		

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