

Wheelwright Drive

Eccleshall, Stafford, ST21 6LB



John German



An attractive double fronted modern detached house situated on a very popular development which is within walking distance of the centre of Eccleshall.

£375,000



John German

Accommodation

The reception hall has stairs rising to the first-floor landing and very useful storage space beneath the stairs, in addition to a fitted shoe storage shelving. The cloakroom/utility is fitted with a wash basin and WC, with built in space and provision for a washing machine.

The attractive dining kitchen has an excellent range of cream coloured gloss units with contrasting work surfaces, stainless-steel sink 1.5 sink and drainer, stainless-steel gas hob with matching splash plate and extractor canopy above, double oven, fridge freezer and dishwasher. There is a front facing bay window and double French style doors opening to the terrace and garden.

The delightful lounge has a front facing bay, plus two windows and featuring wall covering to one wall.

The first-floor gallery landing leads to three bedrooms. The principal bedroom has a front facing bay window, built in wardrobes and an en suite comprising spacious shower, wall hung wash basin and WC, chrome vertical radiator and attractive tiling.

The superbly appointed family bathroom features a bath with shower and screen above, wall hung wash basin and WC, chrome vertical radiator and excellent contrasting tiling.

Outside

The house occupies an impressive corner plot with a drive capable of parking two cars, leading to a garage at the rear of the property. There is an enclosed garden which has an attractive lawned area and three very pleasant sun terraces. There is gated access from the garden to the garage.

Eccleshall is an exceptionally popular and thriving small town with a range of amenities, very convenient for the large centres of Stoke-on-Trent and the potteries, and the country town of Stafford. Stafford has an excellent intercity railway station with regular services operating to London Euston, some only taking approximately 1 hour 20 minutes. Junctions 14 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes: The property will be subject to green space charges; however, the amount is currently not known, and no payments have been requested to date. The Land Registry document refers to rights and easements and 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: 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 D

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

Our Ref: JGA/17092025

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.







Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

John German

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

01785 236600

stafford@johnngerman.co.uk

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.

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