# Wheelwright Drive Eccleshall, Stafford, ST21 6LB





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





### 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: <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>
Mobile signal/coverage: See Ofcom link <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>
Local Authority/Tax Band: Stafford Borough Council / Tax Band D

Useful Websites: <a href="https://www.gov.uk/government/organisations/environment-agency">www.gov.uk/government/organisations/environment-agency</a>

Our Ref: JGA/17092025

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## John German 🧐





## Agents' Notes

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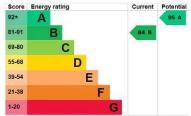
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