

3 Inglewood

Rowley Avenue, Stafford, ST17 9FN

John German





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£675,000

A truly outstanding and particularly spacious detached house which has such flexibly planned and impressive accommodation. There are generous bedrooms on both the ground floor and first floor, plus four delightful reception rooms and a sizeable breakfast kitchen.

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The exceptionally impressive reception hall provides the most welcome introduction to this fine property and has stairs rising to the first-floor galleried landing, which has exposed vaulted ceilings. There is a cloakroom having a WC and wash basin with integrated cupboard beneath, attractive tiling to the walls and floor, and a chrome vertical radiator.

The elegant lounge features a large inglenook fireplace with a cast coal effect burner, a front facing bay window, and double French style doors opening to both the reception hall and conservatory.

The conservatory has a tiled floor, gives direct access to the lovely garden, and has double doors to the separate sitting room, which enjoys views of the garden and has a vaulted ceiling and a brick fireplace.

There is also a separate formal dining room, again with an exposed vaulted ceiling and a brick fireplace.

The breakfast kitchen has an extensive range of attractive units with granite work surfaces extending to a drainer, with adjacent recessed stainless-steel sink. There is a matching island unit with granite worktop and dining bar, plus an integrated ceramic hob, oven, microwave and fridge.

A rear inner hallway leads to a study which has feature glass panelling, and three ground floor bedrooms, all with fitted bedroom furniture. The principal bedroom is particularly spacious, with French style doors to the garden and a well-appointed dressing room, which in turn leads to a superb en suite having beautiful tiling, sunken bath, wash basin and WC set into a modern unit with integrated cupboards, and a chrome vertical towel radiator. There is also a separate shower room.

There is a separate side porch leading to a utility room, which has a range of cupboards and space and provision for domestic appliances. A door leads to the triple garage, which has the benefit of a WC.

The stunning first-floor gallery landing with vaulted ceiling, leads to two double bedrooms, both having bedroom furniture, and a bathroom comprising corner spa bath, pedestal wash basin, WC, bidet, and half tiling to all walls.

Outside, the property is situated off a small cul-de-sac which is part of the wonderful, private Rowley Park estate. This particular property has its own wrought iron gated drive, capable of parking at least four cars, and gives access to the triple garage. There is gated side access to a particular lovely, established rear garden which has various lawned areas with a wealth of abundantly stocked, mature beds, and a variety of trees. To the side of the property, there is a further secluded, paved sun terrace.

Rowley Park is one of the most sought-after areas within Stafford and is in walking distance of the town centre and the intercity railway station where there are regular services operating to London Euston, some of which take 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 notes: The Land Registry document refers to rights, restrictions, easements and covenants and a copy of which is available upon request. Rowley Park also has various restrictions and covenants. The Rowley Park owners charge is approximately £200 per annum.

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 & triple 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: Staffordshire County Council / Tax Band G

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

Our Ref: JGA/02102025

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

3457 ft²

321.1 m²

Reduced headroom

54 ft²5.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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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		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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