

Fieldside

Stafford, ST17 4SH

John
German





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£340,000

A truly beautifully presented detached house situated on a very pleasant cul de sac within a highly desirable Wildwood location that is within walking distance of reputable schools for all ages.



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Accommodation - Step inside the reception hall with stairs rising to the first floor landing. A cloakroom leads off having an attractive suite comprising WC and wash basin.

There is a delightful and well proportioned lounge which has a glass door into the superbly presented dining kitchen fitted with an attractive and comprehensive range of grey units with contrasting granite effect worksurfaces which extend into a peninsular dining bar. There is under counter and plinth lighting. Integrated appliances comprise an induction hob with extractor canopy above, oven, microwave, fridge, washing machine and dishwasher. There is downlighting which also extends into the lovely dining area also having a useful under stairs cupboard, a modern vertical chrome radiator and patio doors opening to the terrace and garden.

The first floor landing has a splendid modern glass panel to the stairs and a built in cupboard. From the landing leads four bedrooms, two of which are double and have mirror fronted wardrobes. A particularly stylish bathroom has a suite comprising bath with screen and shower having both waterfall and conventional heads, wash basin and WC set into a contemporary style unit with integrated cupboard. There is a vertical radiator and extremely attractive contrasting tiling to all wet areas.

The house stands back from the road beyond a very spacious block paved drive capable of parking three/four cars. A gated side entrance leads to a very useful carport/outdoor living space with garage beyond. The lovely rear garden has a sun terrace directly from the house and raised sleeper beds beyond which lies a lawn and a further superb sun terrace, again having well stocked raised sleeper beds. There is also a garden shed and exterior lighting. The property has CCTV and an alarm system.

The Wildwood area of Stafford is exceptionally sought after and the property is within walking distance of reputable schools of all ages, a Co-Op supermarket, excellent butchers and bakery, a local park and wood/canal walks. Junction 13 of the M6 provides direct access into the national motorway network and M6 Toll. Stafford has an intercity railway station where regular services operate to London Euston, some of which take only approximately one hour and twenty minutes.

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. We understand the field has been included in the 2024 South Staffordshire Local Plan as a possible development site. A previous application made to South Staffs Council was refused, ref 17/00505/OUT. We advise all interested parties to make their own enquiries with this regard. The land registry does refer to restrictive covenants, a copy is available upon request.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: ADSL copper wire

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

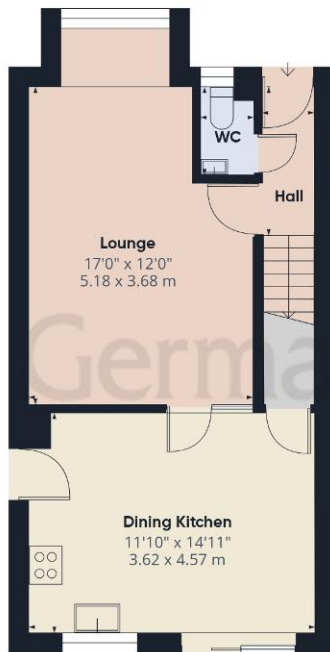
Local Authority/Tax Band: Stafford Borough Council / Tax Band C

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

Our Ref: JGA/10102025



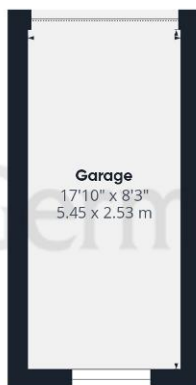




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1007 ft²
93.5 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.

GIRAFFE360



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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		
39-54	E		
21-38	F		
1-20	G		
		73 C	86 B

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