

Lower Penkridge Road

Acton Trussell, Stafford, ST17 0RJ

John
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£850,000

A truly outstanding and exceptionally spacious detached house which has been considerably extended and is impeccably presented and appointed to such a high standard, with stylish contemporary style living throughout.



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A porch leads into the reception hall with a tiled floor and stairs with glass and oak balustrade rising to the first-floor landing. The simply stunning living/dining kitchen features a part oak framed glazed section with bi-folding doors and Velux roof lights. The kitchen area has an extensive range of bespoke units with granite work surfaces having twin recessed stainless steel sinks. Integrated appliances comprise two fridge freezers, two ovens, two microwaves, wine cooler and a dishwasher. There is a large island unit with contrasting coloured base cupboards and granite worktops incorporating a Siemens induction hob and Siemens extraction system. The island also incorporates a wooden four-person dining bar. The tiled floor extends through to the utility room, which has a very impressive range of bespoke units with extensive storage facilities, granite work surfaces and a recessed stainless-steel sink. There is also space and provision for domestic appliances and a sliding door to the cloakroom, which has a WC and circular wash basin with integrated cupboard beneath.

The separate formal dining room is dual aspect and has a fitted window seat to the front facing window. The delightful lounge, again being dual aspect, with a contemporary design inglenook fireplace having a recess for a TV and modern small stone effect gas fire. There is also an exceptionally spacious games room/entertaining room, which has been fitted with a bar, stainless steel circular sink unit, a dining bar and a range of built in cupboards. There is ample space for a full-size snooker table.

The main first floor landing leads to four bedrooms, all of which have fitted furniture. The principal bedroom has a splendid range of bespoke fitted units plus an exquisitely appointed en suite to include a freestanding oval bath, separate large shower with both waterfall and conventional heads and a recessed shelf, twin circular wash basins on granite tops with integrated cupboards beneath, wall hung WC, chrome accessories, beautiful tiling and vertical radiator. The luxurious family bathroom again has an oval freestanding bath, twin wash basins with granite tops and modern integrated drawers beneath, WC, mood lighting, towel radiator, chrome accessories and splendid tiling.

The fifth bedroom is approached via stairs from the games room and comprises of a particularly large double bedroom with built-in wardrobes extending to the full width of one wall, and an en suite which is again beautifully presented having superb tiling, a bath, separate shower, wall hung wash basin, WC and chrome towel radiator. The fifth bedroom provides an excellent guest suite.

The property stands well back from the road beyond established and a spacious lawned garden with mature hedge. There is a brick block paved drive to the side which is capable of parking 2/3 cars and gives access to the detached double garage and adjacent carport. There are further lawned areas to the side and rear of the property, with sun terraces and access to the summer house. There is a separate gated entrance to the other side of the property.

Acton Trussell is one of the most sought-after villages in this area of Staffordshire, home to the highly respected Moat House Hotel bar and restaurant. It is conveniently located only a few minutes' drive from junction 13 of the M6, which provides direct access into the national motorway network and M6 toll. The county town of Stafford also has an intercity railway station with regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes.

Agents notes: The property also has the benefit of solar panels which will be transferred to the new owner. The Land Registry refers to restrictions and covenants and a copy of this 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, double garage & carport

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: South Staffordshire Council / Tax Band F

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

Our Ref: JGA/18112025

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.

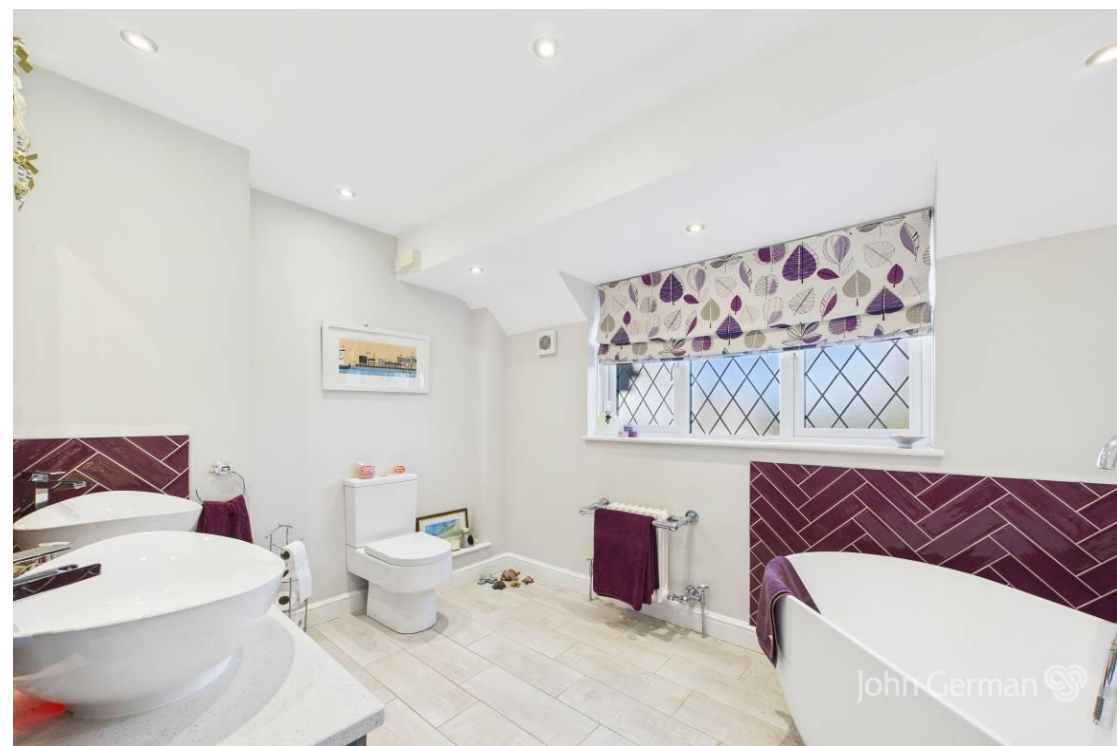
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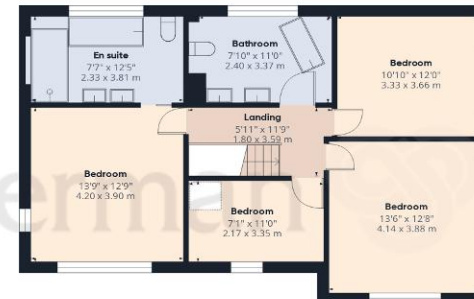




Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

3391 ft²

315.1 m²

Reduced headroom

4 ft²

0.4 m²



Ground Floor Building 2

(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

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		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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