

Lawn Road

Rowley Park, Stafford, ST17 9AJ

John German





Lawn Road

Rowley Park, Stafford, ST17 9AJ

£750,000

A particularly grand Victorian mid terrace residence that provides charm and character throughout its spacious accommodation spanning three floors.

Accommodation - A reception hall has a part Minton tiled floor, original ceiling detail and stairs rising to the first and second floors. The kitchen has an attractive range of traditional units with granite work surfaces, a Belfast style sink and a recess to house a Range style oven (current one not included in sale). Tiled flooring runs underfoot and two steps lead to the dining room which has wooden flooring, an original cornice and ceiling centre plus a sash window overlooking the private gardens of Rowley Park to the front.

A rear vestibule has outer access and a door to a cloakroom that has a wash basin, WC and door leading down to the cellars.

The well proportioned and elegant drawing room has a grand marble fireplace, splendid ceiling detail and two French style windows opening to the terrace and garden.

A very comfortable sitting room again has a sash window looking out towards private gardens of Rowley Park, a recessed fireplace with log burner, a wooden floor and original ceiling detail.

The impressive first floor landing has a sitting area and off which leads three double bedrooms, two of which have built in wardrobes and one has an original, now cast fireplace. A splendid bathroom has a freestanding roll top bath, WC and pedestal wash basin.

From the first floor, a half landing area leads to a shower room which has an electric shower, WC and wash basin. Stairs continue up to the second floor that has three further double bedrooms.

Outside - The property occupies a slightly elevated position standing back from the road beyond two formal front garden areas with central pathway leading to a covered porch. To the rear of the property is a sun terrace and lawn all contained within the walled garden area. At the end of the garden is a drive capable of parking two cars beyond which lies shared access to the properties and to the coach house garage which in turn leads to an extensive further private garden.

Rowley Park is a private estate which is extremely sought after and one of the most desirable areas within the county town of Stafford. It has the benefit of its own private gardens that are contained within wrought iron railings, accessed via a gate. The property is within walking distance of the intercity railway station where regular services operate to London Euston, some of which take only approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

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.

The property is Grade II listed. The property is a terrace. The house is within private Rowley Park that has current charges of £180 per annum. The land registry document refers to restrictions and covenants, the private park also has various restrictive covenants. EPC not required as Grade II listed.

Property construction: Traditional

Parking: Off road parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Standard and Superfast available See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

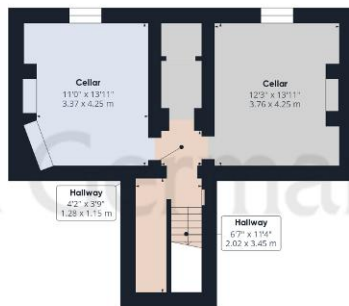
Local Authority/Tax Band: Stafford Borough Council / Tax Band E

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

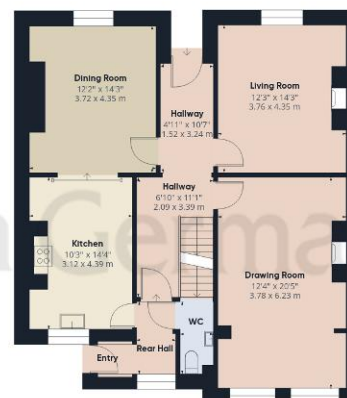
Our Ref: JGA/06112025



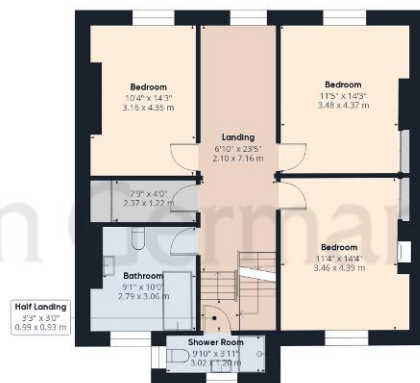




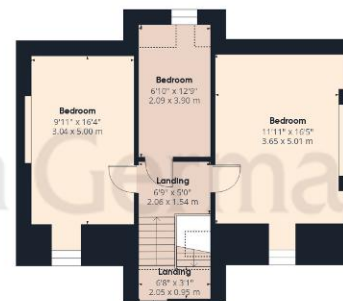
Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3096 ft²

287.7 m²

Reduced headroom

34 ft²

3.1 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.

GIRAFFE360



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.

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.

John German

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

01785 236600

stafford@johngerman.co.uk

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



