

# Eccleshall Road

Stafford, ST16 1PD

John German









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Offers In Region Of

£875,000

A beautifully presented traditional detached house which is extremely handsome and has been recently refurbished to an extremely high standard. Retaining its original charm with high ceilings and ceiling details, stylishly appointed throughout.

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An enclosed entrance porch opens to an impressive reception hall which provides a most welcome introduction to this superb property. It features attractive floor coverings, stairs gracefully rising to the first floor landing, and a cloakroom having a WC and wash basin set into an integrated unit with cupboards beneath. A door opens to steps leading down to a spacious cellar.

There is an elegant drawing room with original ceiling detail, a front facing deep bay window, traditional fireplace and French style doors opening to the rear terrace and garden. There is also a cupboard housing the gas boiler.

The charming formal dining room, which could alternatively be used as a second sitting room, has a deep traditional bay window and two doors leading to the simply stunning dining kitchen.

The kitchen is fitted with an extensive range of beautiful bespoke units in addition to a matching range of dresser style units with glass fronted cabinets. There are granite work surfaces incorporating a drainer and a recessed twin bowl ceramic sink. A range style oven is framed by a decorative mantle style surround with an antique mirror splashback, and to the side is an American style fridge freezer set into a recess. The very spacious island features contrasting navy blue units and a wine cooler, with a granite work surface incorporating a dining bar. There is also an integrated dishwasher and ample space for a dining table or sofa.

The utility houses the pressurised hot water system and there is space and provision for domestic appliances.

The first floor landing is approached via a half landing, and off which leads a splendidly appointed shower room comprising an enclosed shower incorporating body jets, wash basin with integrated cupboard and a WC.

Off the first floor landing, there are five impressive bedrooms and a useful box room which could be used as a study. The luxuriously appointed family bathroom is fitted with an oval freestanding bath with a freestanding waterfall tap and handheld shower attachment, a separate enclosed shower unit with body jets, twin wash basins set onto granite tops with cupboards beneath, WC and a beautiful tiled floor.

Outside, the property stands back from the road with off road parking for four cars at the side and front. To the rear lies a porcelain sun terrace with extensive lawn beyond.

The property is situated in the established and highly sought-after Eccleshall Road which is exceptionally convenient for the county town centre with the benefit of an intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 14 of the M6 provides direct access into the national motorway network and M6 toll.

#### **Agents notes:**

The council tax has not yet been accessed.

The Land Registry document and Title refer to 161-163 Eccleshall Road. Our client is not selling all of the land in their ownership. A new plan will need to be drawn and submitted upon registration.

The current area of land that we are selling with the property is clearly identified by physical boundary fencing on site.

The register refers to covenants.

There is planning permission to demolish number 163 Eccleshall Road and erection of 6 dwellings – please refer to Stafford Borough Council planning portal reference 22/35820FUL.

**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

**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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/19122025

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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.











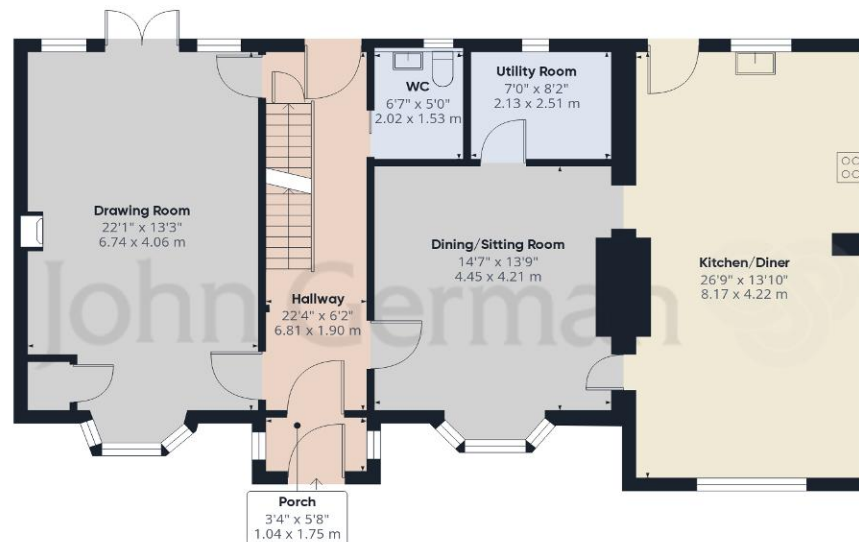








Floor -1

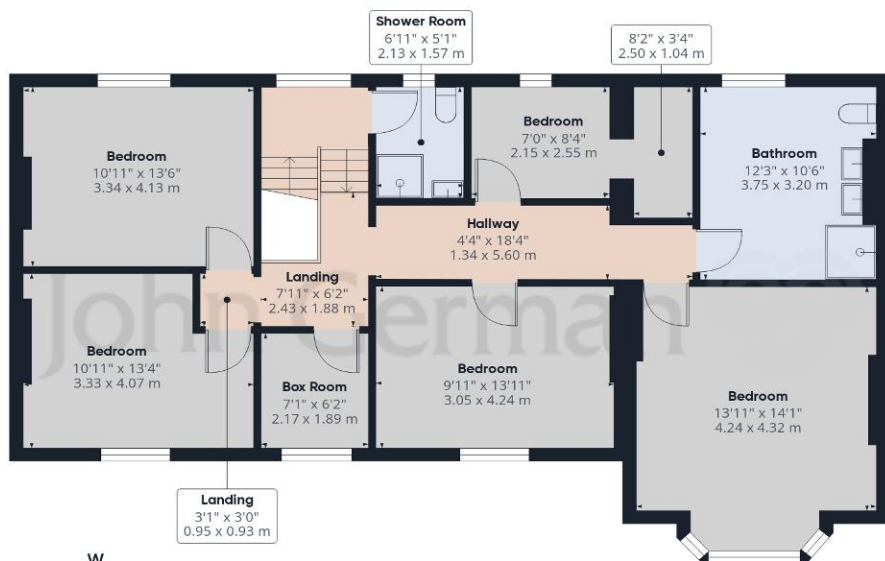


Ground Floor

Approximate total area<sup>(1)</sup>

2442 ft<sup>2</sup>

227 m<sup>2</sup>



Floor 1

(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.

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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		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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