



Offers in the Region
Of £294,000

🔑 TENURE: Leasehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: D

Stafford

Green Hall Lichfield Road
Stafford Staffordshire



Own this exquisite two-bedroom mews house within the exclusive gated community of Green Hall, a Grade II listed Georgian manor house. Meticulously crafted, this home offers a prime location just outside Stafford town centre, with amenities, shops, restaurants, and Victoria Park all within walking distance.

The nearby Stafford railway station provides easy connections to major cities. The property features an entrance hall, a spacious living room, and a modern kitchen/dining room with high-end appliances. Upstairs, there are two double bedrooms with fitted wardrobes, a contemporary shower room, and an en-suite bathroom. The home also includes communal grounds, allocated parking, gated access, and a charming forecourt garden. Viewing is essential to appreciate this stunning home.

- Exquisite Two-Bedroom Mews House In Gated Community
- Grade II Listed Georgian Manor House Setting
- Modern Kitchen With High-End Appliances
- Spacious Living Room, Luxurious En-Suite Bathroom
- Close To Amenities & Victoria Park

You can reach us **9am to 9pm**, 7 days a week

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Entrance Hallway

Accessed through a secure entrance door with window above and having a built in cupboard housing the gas central heating boiler and wood effect flooring.

Living Room 22' 1" max x 12' 2" (6.74m max x 3.72m)

Beautifully appointed main reception room that spans the full width of the property, featuring four Georgian sash style windows and having two radiators.

Inner Hall/Study Area 11' 10" x 6' 8" (3.60m x 2.04m)

Highly versatile area having an alcove under the stairs perfect for an office desk, radiator, under stairs storage cupboard and stairs rising up to the first floor accommodation.

Guest WC 6' 9" x 3' 11" (2.05m x 1.19m)

Fitted with a contemporary suite which includes a dual flush WC, vanity style wash hand basin with chrome mixer tap, recess downlights, wood effect flooring and chrome towel radiator.



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Kitchen/Dining Room 14' 4" x 8' 10" (4.37m x 2.70m)

Luxurious kitchen fitted with a high quality matching range of wall, base and drawer units with work surfaces over incorporating a sunken stainless steel one and a half bowl sink with chrome mixer tap above. Array of integrated high quality appliances include a double oven, hob with extractor above, dishwasher, washing machine and fridge freezer. Wood effect flooring, a useful storage cupboard, recess downlights, radiator and Georgian sash style window to the front elevation.

First Floor Landing

Having a built in cupboard and doors leading off to both bedrooms and shower room.



Bedroom One 21' 4" max x 13' 0" max (6.50m max x 3.95m max)

Large double bedroom that features a fitted double wardrobe and dressing table which is flanked by a single wardrobe and shelved storage cupboard. Radiator and four Georgian sash style windows.



En-suite 7' 5" x 6' 6" (2.25m x 1.97m)

Fitted with a luxury bathroom suite which includes a dual flush WC, wash hand basin with chrome mixer tap and panelled bath. Tiled flooring, recess downlights, an electric shaver point, chrome towel radiator and Georgian sash style window.

Bedroom Two 14' 5" x 9' 1" (4.40m x 2.77m)

Second large double bedroom that features a range of fitted bedroom furniture which includes wardrobes, over bed cupboards and bedside cabinets. Radiator and Georgian sash style window to the front elevation.



Shower Room

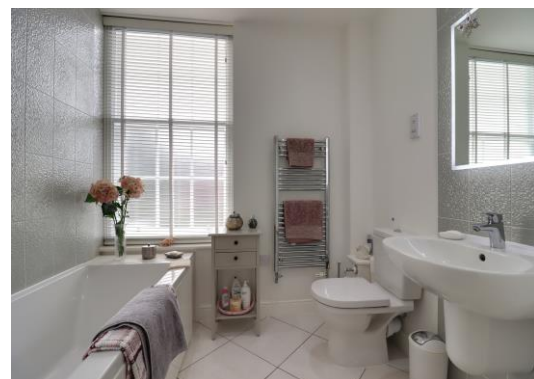
Fitted with a luxury suite which includes a dual flush WC, wash hand basin with chrome mixer tap and tiled shower cubicle fitted with mains mixer shower, electric shaver point, recess downlights, tiled flooring and chrome towel radiator.

Outside

Green hall is approached over a sweeping driveway via a secure intercom gated access and having well maintained communal garden areas. This particular mews house has allocated parking spaces and also a front private lawned garden with patio area which in turn gives access to the main entrance door.

ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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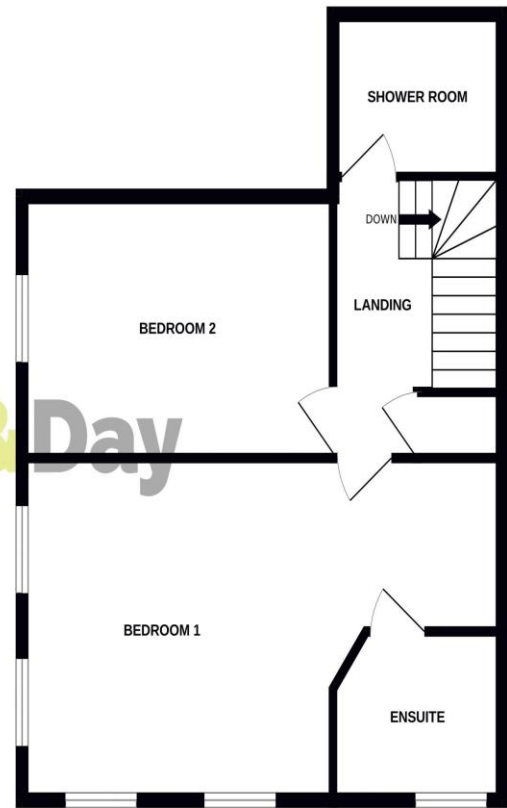
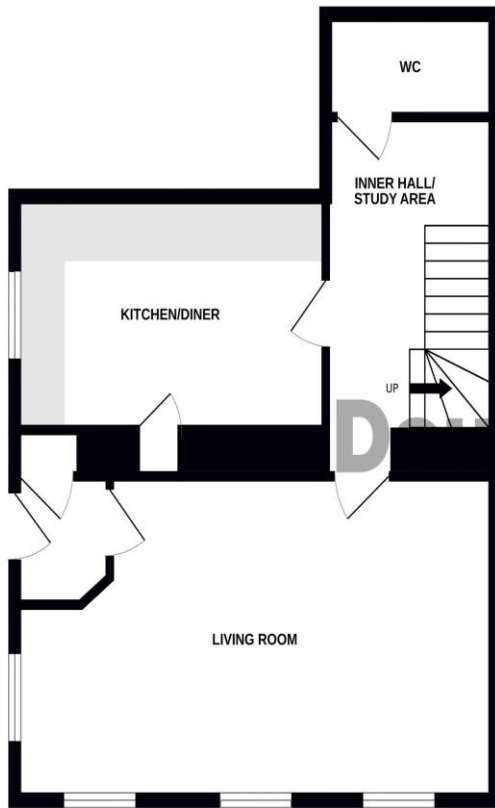
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GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Low energy efficient - higher running costs			
		82	82

England & Wales EU Directive 2002/91/EC
www.epca.gov.uk



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