



9 Fir Tree Close
Coppenhall | Stafford | Staffordshire | ST18 9BZ

9 FIR TREE CLOSE



9 Fir Tree Close is a lovely, detached family home situated in a quiet cul-de-sac location in the village of Coppenhall, close to the county town of Stafford and the local grammar school. Heavily renovated by the current owners, the accommodation includes 4 bedrooms, 2 bathrooms and 3 reception rooms, creating a high specification well-presented family home in a quiet cul-de-sac location.



GROUND FLOOR

On entering 9 Fir Tree Close you appreciate the work undertaken by the current owners as you enter the reception hall and its light and spacious ambience complimented by the neutral colours and tiled flooring with underfloor heating. A pleasant balance of contemporary styling and character features including the staircase, the reception hall is an ideal place to meet and greet family and friends. This leads into the open plan kitchen/dining room with its impressive modern farmhouse design and styling with the substantial island being the focal point of the room. A perfect place for an informal chat the kitchen has all the modern facilities you would expect for everyday living complimented by the traditional touches such as the Amtico flooring and coving. The dining area is ideal for those formal occasions and perfect for those summer evenings with the natural flow to the rear gardens via the French doors. Off the kitchen/dining room the boot room is a welcome addition to the property offering flexibility as a utility and laundry room due to its spaciousness and high ceilings. Off the reception hall the main reception offers a cosy feel with the fireplace being an attractive focal point to cosy around on those cold winter nights complimented by the relaxed surroundings. The cinema room is well presented and has all the latest gadgets and modern tech for entertaining the family and friends with French doors leading to the rear garden. The study is positioned off the reception hall and ideal for those homeworkers and is positioned next to the downstairs cloakroom which completes the downstairs accommodation.









SELLER INSIGHT

“ This stunning property is located in a quiet, tranquil, cul-de-sac within the semi-rural village of Coppenhall, close to Stafford, alongside a wealth of outstanding amenities including excellent road and rail hubs. The house built in the 1970s, was purchased by David and Taryn, in 2001 who undertook an impressive project to improve and enhance their home.

“When we first viewed the property, it was the setting and generous proportions that immediately stood out. This spacious 1970s house, nestled in tranquil countryside, held wonderful potential. In 2021, we purchased it with a vision to breathe new life into it, transforming a home in need of full modernisation through thoughtful and considered renovation.

Today, the house exudes warmth, spaciousness, and a welcoming atmosphere. The newly tweaked layout creates a space that flows beautifully, creating an environment perfect for everyday family life.

The kitchen truly is the heart of our home, showcasing high end appliances, sleek finishes, and a warm, inviting atmosphere. We've loved sharing this space with family and friends. Its generous layout and thoughtful design have made it perfect for hosting countless special occasions. Over the years, it's become the favoured spot for our family Christmas gatherings, and hosting the festivities has been a joy, especially with the convenience of two ovens and two dishwashers.

In the summer months, the large French doors open onto a generous patio, creating a seamless transition between indoor and outdoor living. It's an ideal space to relax, enjoy alfresco dining, or spend long evenings with friends.

We've integrated a range of modern features to future-proof our home. Cat 6 cabling runs throughout, providing data access points in most rooms. The majority of the ground floor benefits from smart-controlled underfloor heating, and an electric vehicle charging point has also been installed for added convenience.

Alongside its excellent amenities, Coppenhall boasts outstanding educational options, plus opportunities to pursue sports and leisure facilities. The village hall is utilised for a host of events, with many social activities taking place, alongside regular exercise and craft clubs, whilst the pub is very much a social gathering place. In addition, the local area is renowned for its interesting walks and trails to explore, not least of which is famous Cannock Chase. The bustling market town of Stafford has much to offer including its fascinating historic buildings. It is also where the main line station is located for journeys to all parts.

Originally, this house was to be our forever home. However, due to family logistics, we're saying farewell.”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









FIRST FLOOR

The first floor like the ground floor is naturally lite with the 1st floor landing being spacious and complimented by the neutral décor. There are 4 bedrooms all comfortable double rooms with the master having its own en-suite and separate dressing room. All the bedrooms are equally impressive in terms of their presentation and complimented by the modern family bathroom.









OUTSIDE

The majority of the rear gardens are laid to lawn interspersed by mature shrubs with a substantial patio area adjacent to the rear of the property which are private and child friendly. There is ample off-road parking to the side of the property in front of the garage and to the front of the house for numerous vehicles.







LOCATION

9 Fir Tree Close is situated in the village of Copenhall near the County town of Stafford. There is easy access to Stafford train station which gives access to London in 1.5 hours, Birmingham 30 mins and Manchester 1 hour. Stafford Grammar school is a 5 minute drive away.



INFORMATION

Services, Utilities & Property Information

Tenure: Freehold

EPC Rating: C (Valid until 6 October 2035)

Property Construction: Standard

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Mains Gas

Broadband: FTTC / Ultrafast Fibre Broadband connection now available. We advise you to check with your provider.

Mobile signal/coverage - 4G and 5G mobile signal is available in the area. We advise you to check with your provider.

Driveway Parking: Garage, Driveway and Off Road Parking spaces

Special Notes: Restrictive Covenants affecting the land.

Local Authority: Staffordshire County Council and South Staffordshire Council

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Staffordshire on Tel Number 01785 338 585

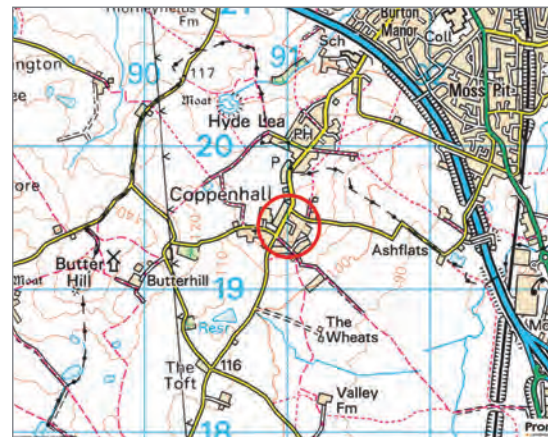
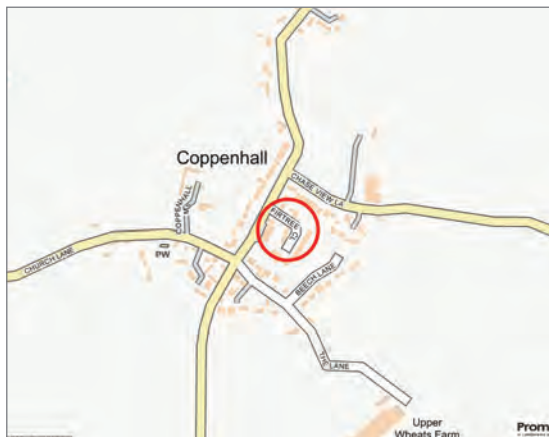
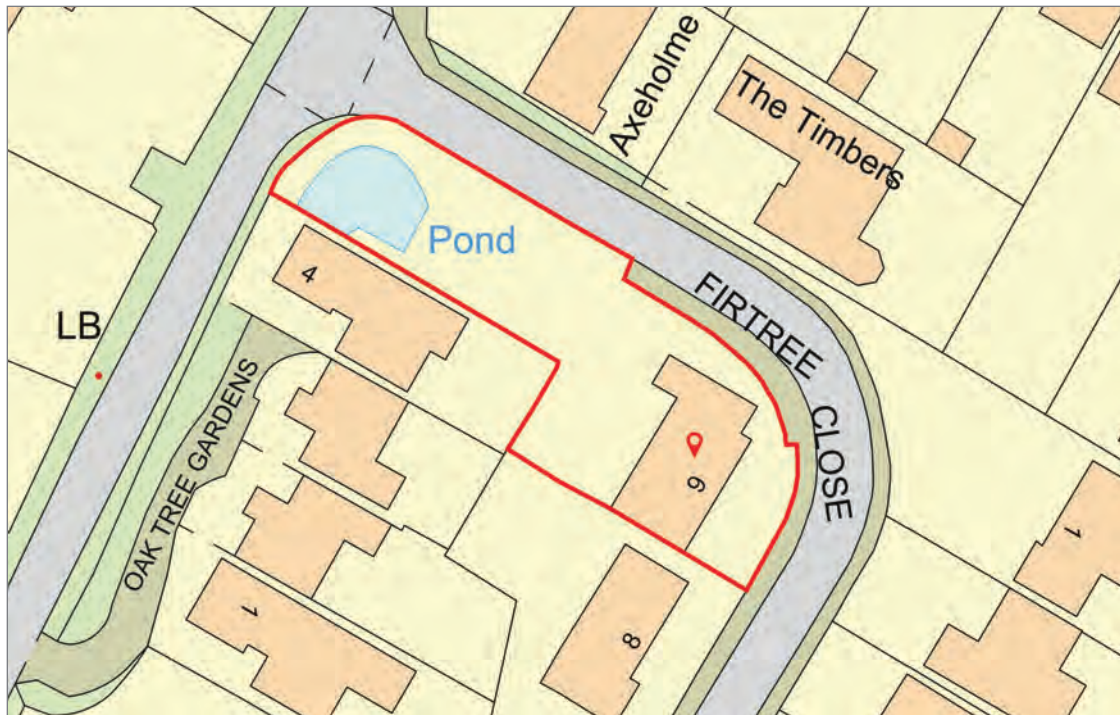
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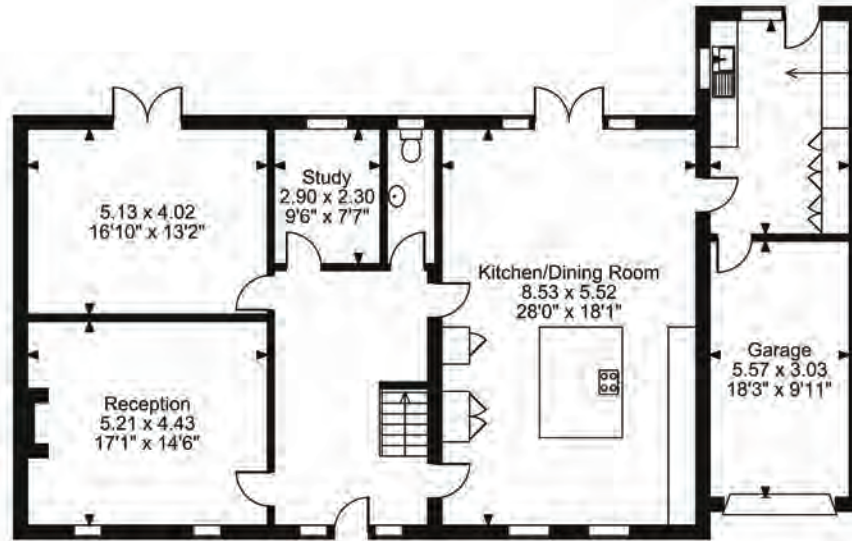
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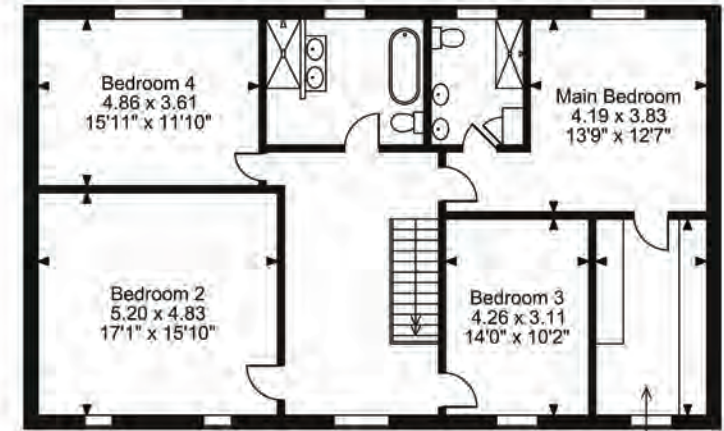
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Fir Tree Close, Coppenhall, Stafford
Approximate Gross Internal Area
Main House = 2832 Sq Ft/263 Sq M
Garage = 182 Sq Ft/17 Sq M
Total = 3014 Sq Ft/280 Sq M



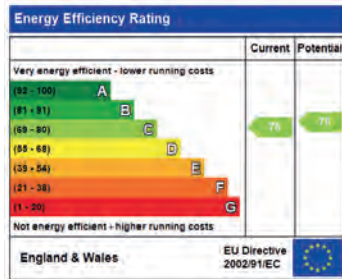
Ground Floor

Utility
4.64 x 3.03
15'3" x 9'11"



First Floor

4.24 x 2.41
13'11" x 7'11"



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FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



KARL RUSK

PARTNER AGENT

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Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY
FOUNDATION

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