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## 5 REASONS WHY WE LOVE THIS HOUSE:

1

A deceptively large four bedroom detached property located just a stones throw away from Eccleshall town centre.

2

Generously sized living accommodation comprising: living room, dining room, kitchen and conservatory that would make for the ideal family home with plenty of space for all!

3

A delightful rear garden mostly laid to lawn with a patio seating area and borders stocking a variety of plants and shrubs.

4

To the first floor there are two large double bedrooms both with storage and Upvc double glazed windows and radiators, there is also the master bedroom with ensuite.

5

Located the highly sought after village of Eccleshall where you can find a variety local amenities such as shops, bars and restaurants as well as good links to the M6 motorway.



EPC:



3D VIRTUAL REALITY TOUR AVAILABLE! Alvor is an idyllic destination in Portugal, So why not let this property be your next staycation and make it your own! This fantastic four bedroom detached property located in the heart of Eccleshall has so much to offer with generous accommodation. The large entrance hallway is a bright and welcoming space with solid wood flooring and doors leading to all ground floor rooms. The living room is a large space with a gas fire set into a decorative surround, two radiators, Upvc double glazed window to the rear and Upvc double glazed French doors leading into the conservatory. The dining room is a perfect space for entertaining with solid wood flooring, coving and a large Upvc double glazed bay window, there are wooden glazed doors leading into the kitchen. The kitchen boasts matching base and eye level units with polish stone worktop, one and a half bowl sink unit with mixer tap, tiled splash areas, wooden flooring, Upvc double glazed window with views into the rear garden, integrated appliances including fridge, dishwasher, double oven, microwave, four ring gas hob with extractor over and a wine rack, there is also a Upvc door leading into the conservatory. Also to the ground floor there is a guest W/C and a utility room with tiled flooring, matching base and eye level units with tiled splash backs and stainless steel sink and drainer unit, Worcester boiler, radiator and a door into the side aspect of the garden. Moving up the staircase and onto the large first floor landing you shall find doors leading to all first floor rooms and an airing cupboard. Bedrooms two, three and four are all good sized double rooms benefitting from having radiators, Upvc double glazed windows and bedroom two and three boast from integral storage. Bedroom four is located on the ground floor with a Upvc double glazed window to the front aspect, radiator and an ensuite with shower cubilce, W/C and pedestal wash hand basin. The master suite is a large double room with a Upvc double glazed window giving views to the rear garden, radiator and fitted wardrobes., there is also access to the ensuite comprising: shower cubicle, W/C and pedestal wash hand basin. The exterior of the property excels with a rear garden mostly laid to lawn with a patio seating area and borders stocking a variety of plants and shrubs. There is also a

double garage with power and lighting. To the front of the property there is a paved driveway providing off road parking for multiple vehicles. Don't miss out on this property and call our Eccleshall office on 01785 851 886 to book your private viewing appointment!

#### Directions

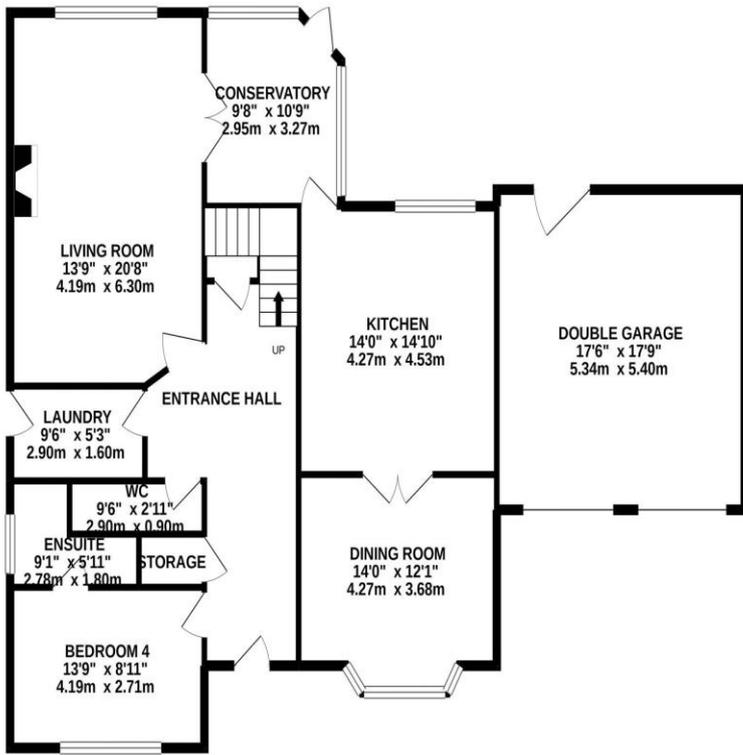
From our office on the High Street, proceed to the mini roundabout and turn right onto the Stafford Road, then at the next mini roundabout turn right onto Horsefair. Turn right again onto Gaol Butts and follow the road up the hill where the property can be found as identified by our For Sale board.

#### Location

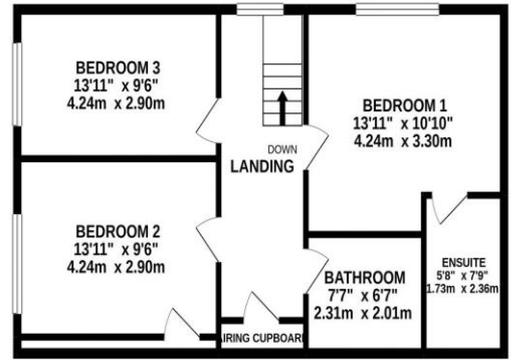
Eccleshall is a very much sought after village with a bustling high street with numerous shops, pubs, restaurants and small businesses along with a vibrant community spirit with annual events held locally including the well known Eccleshall Show held every summer just outside the village boundary at Sugnall Parks. Eccleshall High Street, with many Georgian and earlier buildings, is a conservation area creating a truly unique setting that should remain untouched into the future. The community spirit is strong and headed by The 'Ecclian Society' who encourage participation in numerous activities and have won the village the title of winner in the Britain in Bloom competition with colourful floral baskets lining the streets. The A519 road runs through the town allowing access to both Junction 14 of the M6 motorway south of Eccleshall and Junction 15, North of Eccleshall. The nearest operational railway stations are Stafford and Stone and direct links to major cities and our Capital.



GROUND FLOOR  
1499 sq.ft. (139.3 sq.m.) approx.

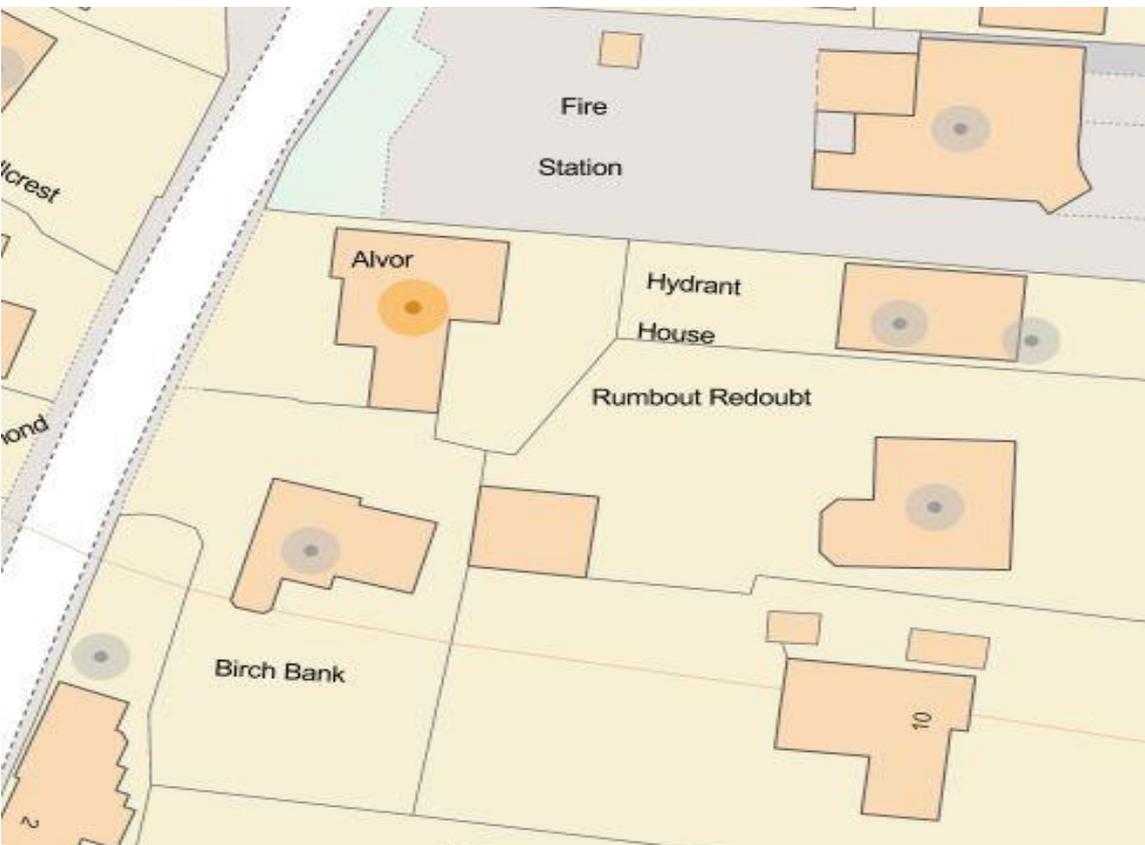


1ST FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 2155 sq.ft. (200.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tenure: – freehold

Council Tax Band:

Notes:

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#### Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

#### Agents' Notes

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

#### Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. We recommend Gent Law Ltd for conveyancing, they are a connected company to James Du Pavey Ltd but their advice remains completely independent and they are an SRA regulated firm of solicitors, they do not pay us a referral fee. We can also recommend other solicitors who pay us a referral fee of £168 inc VAT. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waiver their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 40% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RP UK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

**James Du Pavey**  
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