



5



2



3



5 REASONS WHY WE LOVE THIS HOUSE:

1

A fantastic five bedroom detached family home located in the heart of the much sought after village of Eccleshall.

2

Impressing living accommodation comprising: large kitchen/diner, living room with cosy feature open fire and a playroom that could also be used as a separate dining room.

3

Five large bedrooms are located on the first floor and a family bathroom. The master bedroom boasts its own ensuite with shower cubicle, vanity unit with inset W/C and wash hand basin, heated towel rail and tiled effect flooring.

4

To the rear there is a garden mostly laid to lawn with several patio seating areas, wooden decked sun terrace and a range of plants and shrubs, there is also a double garage with power and lighting.

5

Located within walking distance of Eccleshalls popular high street where you can find a range of shops bars and restaurants



EPC:

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3D VIRTUAL REALITY TOUR AVAILABLE! All of your property dreams are about to come true with this beautiful five bedroom detached family home. Boasting impressive living accommodation with plenty of space for the whole family. Upon entering the property through hard wood front door and into the entrance hall you shall find stairs to the first floor landing as well as doors leading to all ground floor rooms as well as access to the double garage, under stairs storage cupboard and guest W/C with pedestal wash hand basin. The playroom could also be used as a formal dining room should you wish with wood effect laminate flooring, radiator and large Upvc double glazed bay window to the front elevation. The Kitchen/-Diner is a large space comprising: tiled flooring, matching base and eye level units with granite worktops, sink and drainer unit with mixer tap, integrated fridge, freezer and dishwasher, space for range style cooker, extractor hood over and mosaic tiled splash areas. There is also a utility space with worktop and space for your washer and dryer, there is also a stainless steel sink and drainer unit with mixer tap, dual aspect Upvc double glazed windows and a Upvc double glazed door to the side elevation. The living room is a lovely space to relax and unwind and watch the roaring flames of the open fire with decorative surround whilst enjoying the views beyond through the Upvc double glazed windows and Upvc double glazed french doors into the rear garden. Making your way up the stairs and onto the first floor landing you shall find doors leading to primary first floor rooms as well as an airing cupboard and loft access. Bedrooms three, four and five are all good sized double rooms with Upvc double glazed windows and radiators, bedroom five is currently being used as a home office and boasts built in storage. Bedroom two is a large double room with a Upvc double glazed window to the rear aspect and a radiator. The master bedroom boasts a large Upvc double glazed window to the front elevation, radiator and its own en-suite with shower cubicle with rainfall shower head over and additional hand held attachment, Upvc double glazed privacy window to the side, vanity unit with inset W/C and wash hand basin, heated towel rail and tiled effect flooring. Externally this property continues to excel with a rear garden mostly laid to lawn with several

patio seating areas, decked sun terrace and a range of plants and shrubs. The property also boasts a large double garage with power and lighting, there is also off road parking for multiple vehicles. Dont miss out on this fabulous property and call our Eccleshall office on 01785 851 886 to book in for your private viewing appointment!

Directions

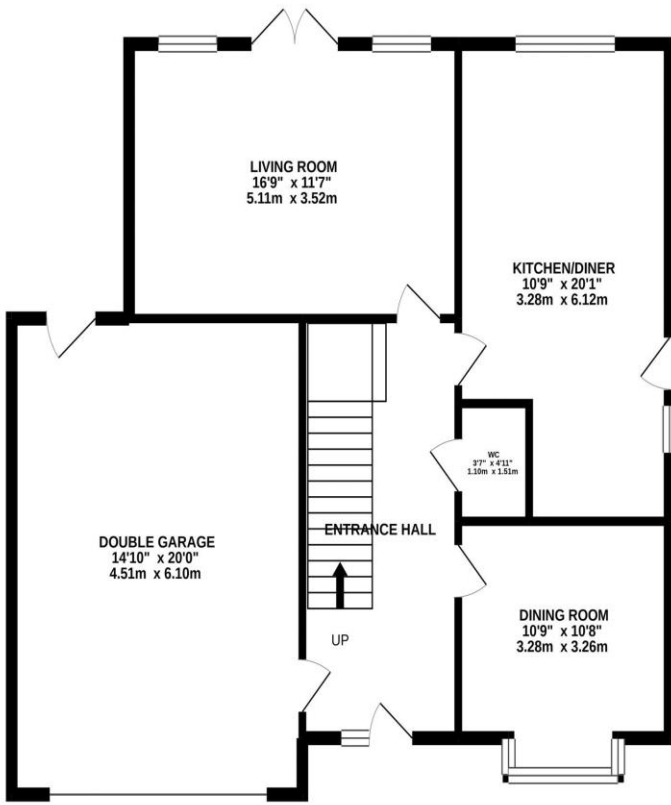
Proceed from the centre of Eccleshall on the Stone road where the driveway to Southlands Court can be found on the left hand side after 500 yards. Turn left and follow down the road bearing to the left hand side where the property will be found on the right hand side.

Location

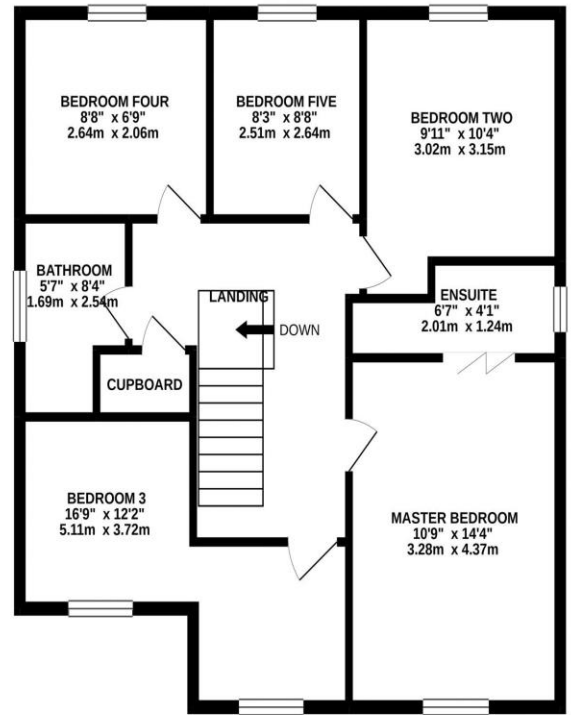
Eccleshall is a very much sought after village with a bustling high street with numerous shops, pubs, restaurants and small businesses along with a vibrant community spirit with annual events held locally including the well known Eccleshall Show held every summer just outside the village boundary at 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
953 sq.ft. (88.6 sq.m.) approx.

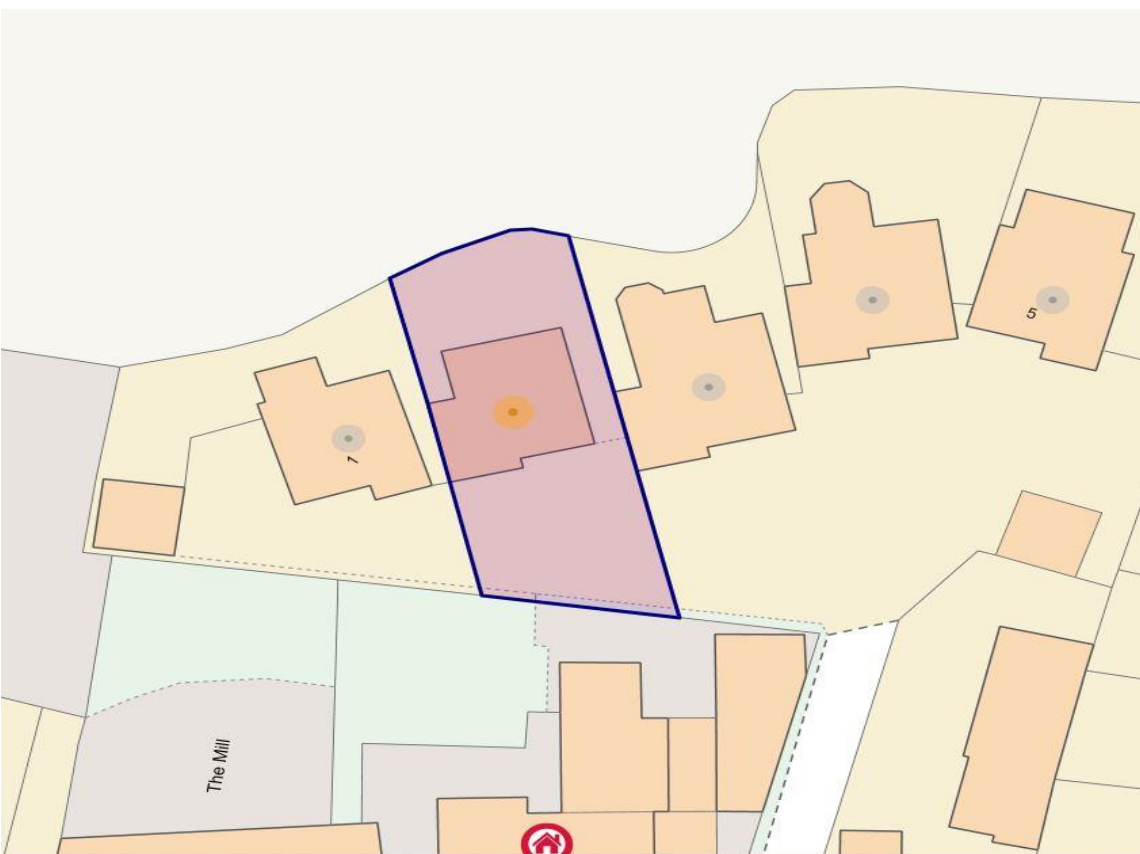


1ST FLOOR
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 1720 sq.ft. (159.8 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: –

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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