

Lower Penkridge Road

Acton Trussell, Staffordshire, ST17 0RJ

John
German





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£465,000

A tastefully presented detached house which is situated in the highly sought-after village of Acton Trussell. Having the benefit of semi-detached double garage. Within walking distance of the highly respected Moat House Hotel and Restaurant.



The reception hall has a tiled floor, stairs rising to the first floor landing and an attractively tiled cloakroom fitted with a WC, wash basin and chrome vertical towel radiator. To the left, the delightful lounge has a front facing bay window, double glazed doors to the kitchen/diner and a marble fireplace. On the opposite side of the hall is a dual aspect study.

To the rear, the superb dining kitchen features an extensive range of units with granite work surfaces extending to a drainer and dining bar, an integrated hob with extractor canopy above and double oven, plus tiled splashbacks. There is a useful understairs cupboard and door out to the side. Off the kitchen are a, there is a separate utility which has a stainless steel sink and drainer and space and provision for a washing machine and an upright fridge freezer. Tiled flooring extends into the dining area where double doors lead to the conservatory, which also has a tiled floor and a door to the garden.

The first floor landing has an airing cupboard and leads to three bedrooms, all of which benefit from built-in wardrobes. The principal bedroom also has an ensuite comprising shower, WC and wash basin with cupboard beneath and full height tiling. The beautifully presented family wet room is fitted with a shower area with both waterfall and conventional heads, wash basin with integrated drawers beneath, WC, chrome vertical radiator and exquisite wall and floor tiling.

The house stands back from the road beyond a very pleasant lawned garden and a block paved drive, which gives access to the semi-detached double garage having been recently fitted with an automated door. Gated access leads to the lovely rear garden where there are paved sun terrace areas and a superb bespoke gazebo with glass roof providing all year-round entertaining space. There is a lawed area with established borders and a further area to the side of the property housing the garden shed.

Acton Trussell is one of the most desirable villages in this area of Stafford, being very convenient for junction of the M6 which provides direct access into the national motorway network and M6 toll. The local canal offers very pleasant walks and the village is also home to the highly respected Moat House Hotel and Restaurant. The county town of Stafford has an intercity railway station with regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes.

Agents notes: The Land Registry document refers to rights, easements and covenants and a copy is available upon request. A wall was removed to create an open plan dining kitchen. Our client has provided a Chartered Structural Engineers calculations which were used at the time however, there isn't a Building Control certificate. It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & double garage

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/>

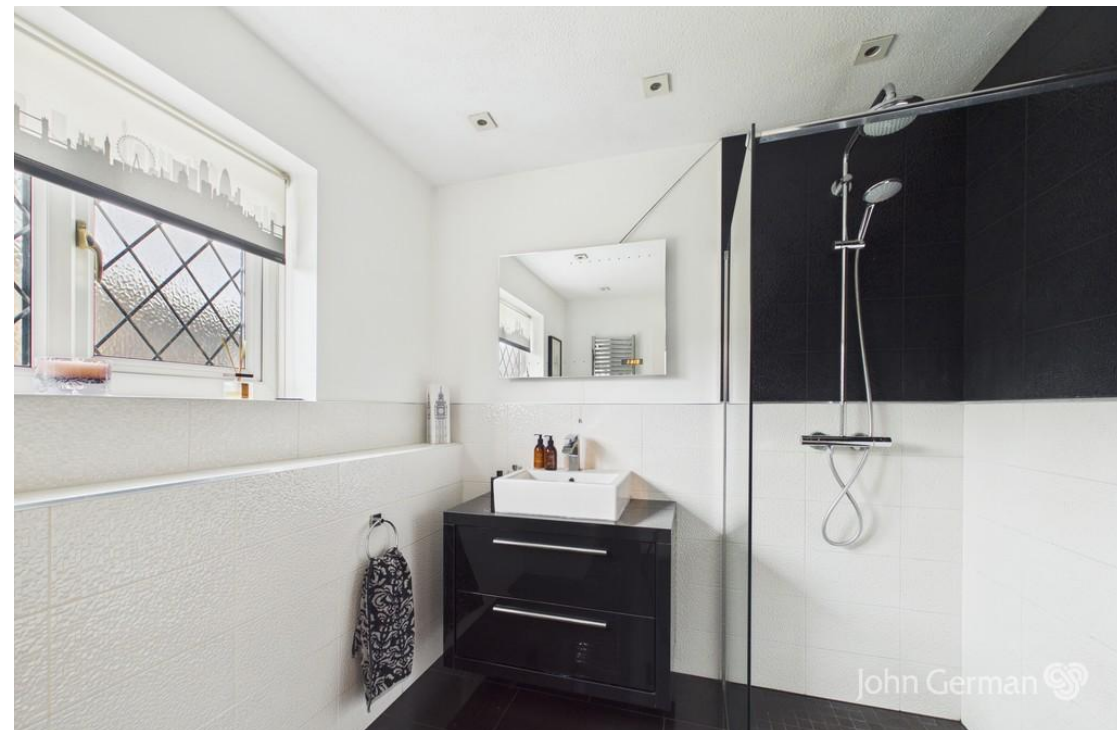
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

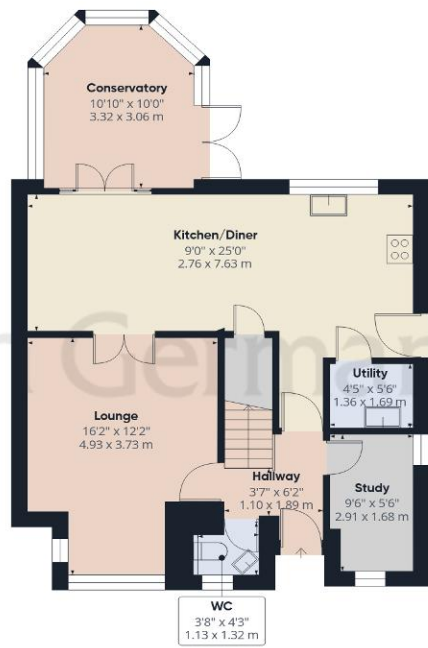
Local Authority/Tax Band: South Staffordshire Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

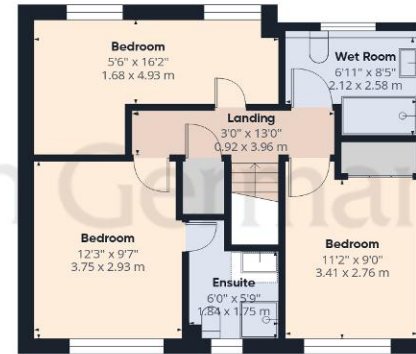
Our Ref: JGA/05022026







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1467 ft²

136.4 m²

(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 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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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.

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

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