

# The Stables

Fradswell, Stafford, ST18 0GX



John German 



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A beautifully presented mews barn conversion, situated in this truly delightful rural location yet convenient for commuting.

£325,000

NO CHAIN



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Accommodation: Reception hall has a superb Amtico floor opening into a delightful sitting room with a stunning vaulted ceiling, with exposed trusses, deep window enjoying lovely views beyond the garden and the lane to the front, and a brick fireplace which has a cast log burner. There is also Amtico flooring and feature wall covering to one wall.

Exquisitely appointed kitchen which has an extensive range of high and low level units with contrasting wooden worksurfaces and a ceramic twin bowl sink with chrome mixer tap. Integrated appliances include induction hob, glass splashback and stainless steel and glass extractor canopy over, Neff double oven, warming drawer, dishwasher and a larder style fridge. Ceiling down lighting, vertical towel radiator and door opening to an entrance lobby/utility which houses the oil fired boiler and also has space and provision for washing machine.

There are two bedrooms, both with Amtico flooring and tasteful wall coverings, and the principal bedroom has a range of handmade bespoke bedroom furniture with wardrobes extending full width to one wall. The bathroom is superbly appointed having a white suite comprising bath with shower and screen above, low flush WC, pedestal wash basin and tiling.

Outside, the property stands back from the road beyond an attractive lawned fore garden. To the side the initial part of the drive is shared, with gated access to the private drive and courtyard belonging to The Stables. The courtyard enjoys a lovely sunnyside aspect, an ornamental garden with stone borders. The property also has the considerable benefit of a garage.

The barn is set in a truly delightful rural and enviable position surrounded by some beautiful Staffordshire countryside, yet so convenient for commuting and modern day life. The A51 provides excellent access to Stone and Stoke on Trent beyond, and to the south the cathedral city of Lichfield. The A518 leads to the county town of Stafford which has an intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

**Agents note:** It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

There is a charge of approximately £30 every 6 months to attend to the shared private drainage system.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway (first part of driveway is shared)

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Shared private system

**Heating:** Oil fired central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

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:** Staffordshire County Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA23062025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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**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.

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