

Rising Brook

Stafford, ST17 9DA

John German



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£340,000

A traditional four-bedroom semi-detached family home situated within a popular area of Stafford, with characterful features and a superb rear garden.



This traditional four bedroom semi-detached family home is situated on Rising Brook, a popular residential location only a short distance from Stafford town centre which is a home to a range of supermarkets, high street shops, bars and restaurants, in addition to an intercity railway station which offers regular services to London Euston taking approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network.

Internally the property comprises of an entrance door opening into the welcoming hallway with a traditional tiled flooring, carpeted stairs rising to the first-floor landing, and doors off into the dining room, living room and breakfast kitchen. The front facing dining room has a bay window to the front aspect with stained glass detail, a window to the side aspect also having stained glass detail, carpeted flooring, ceiling light point and feature fireplace. The second reception room is the spacious living room, having carpeted flooring, ceiling light point, feature fireplace and glazed windows and a door out to the rear garden. The breakfast kitchen has a range of matching wall and base units with laminate worksurfaces over, tiled splashbacks, space for various freestanding kitchen appliances, windows to the side and rear aspects, and a door leading into the side entry with access out to the rear garden and a guest WC.

Upstairs, there are four bedrooms; three double bedrooms and one smaller single bedroom ideal as a nursery, home office or study. The family bathroom is fitted with a suite comprising bath with electric shower over, low level WC and wash hand basin. There is an obscured window to the side aspect.

The property benefits from a substantial, landscaped rear garden featuring a patio seating area, long lawn, mature planting and established shrubs. A pond area and productive growing space with fruit trees create a versatile outdoor environment ideal for gardening, entertaining and family use.

Agents notes: The owners of this property are related to an employee of John German.

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

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: Stafford Borough Council / Tax Band D

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

Our Ref: JGA/05052026

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Ground Floor

Approximate total area⁽¹⁾

125.3 m²

1348 ft²



Floor 1



(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 and Messrs. John German nor any person employed has any authority to 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.

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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