

The Rise

Stafford, ST17 0LH

John German



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£425,000

A delightful traditional semi-detached house occupying an impressive and slightly elevated plot with a lovely, spacious and established rear garden. Situated in this highly desirable location which is within walking distance of schools for all ages.



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The entrance porch gives access to a very welcoming reception hall which has stairs rising to the first floor and off which leads to a charming lounge with a front facing bay window and a cast log burner. Glazed double doors open into the separate formal dining room which has double French style doors opening onto the rear terrace and garden.

The breakfast dining kitchen has an excellent range of traditional units contrasting granite effect worksurfaces and a Belfast style ceramic sink with adjacent wooden drainers. The utility room has space for domestic appliances, further cupboards and a circular stainless-steel sink. Leading off is a cloakroom with w.c and wash basin with integrated cupboard.

Off the first floor landing are four bedrooms, the principle having a front facing bay window and wardrobes which extend full width to one wall. The rear bedrooms enjoy some far reaching views beyond the rooftops. Completing the first floor is the excellent bathroom comprising shaped bath with shower and screen above and a wash basin and w.c set into an integrated unit with cupboards.

Outside - The house stands back from the road beyond a block paved drive which can park two/three cars. There is an attractive retaining wall to one side with a raised and abundantly stocked bed. To the side a block paved path leads to a lovely Indian stone sun terrace, beyond which lies a traditional lawn and there are various established trees and plants. There is a productive garden area and a hardstanding with gate to the service lane to the rear. There is also a garage/store.

This area is one of the most desirable locations within Stafford and within easy access of junction 13 M6 and the Town Centre which has an intercity railway station, where there are regular services to London Euston, some of which take only 1 hour 20 minutes.

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.

The land registry does refer to rights and covenants, a copy of which is available upon request.

Property construction: Traditional

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre - 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/150926

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Ground Floor



Floor 1



Approximate total area⁽¹⁾

115.7 m²

1246 ft²

Reduced headroom

0.9 m²

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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Agents' Notes

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