Castle Bank

Stafford, ST16 1DJ

John German




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£635,000

A particularly impressive, detached house which is impeccably presented throughout. Occupying a very spacious plot which features an in/out drive and a delightful large rear garden backing onto Stafford Castle Golf Course.

Accommodation: Enclosed porch opening into the reception hall which has an understairs cupboard, and off which leads cloakroom with W.C and a wash basin with integrated drawer and contrasting tiling.

Delightful lounge which is dual aspect having French style doors opening on to the terrace and garden and a recessed log burner. Attractive separate dining room and a splendidly appointed kitchen which has a very attractive range of units with chrome accessories and contrasting black work surfaces and dining bar. Integrated appliances comprise induction hob, two ovens, both of which have warming drawers beneath, and a dishwasher. (Please note the American style fridge freezer is not included in the sale)

First floor landing off which leads four tastefully presented bedrooms. The principal being en-suite with wash basin incorporating an integrated cupboard, W.C and spacious shower. Family bathroom, which is tastefully appointed with bath having a shower and screen above, wash basin with integrated drawer, W.C and exquisite tiling.

To the side of the house there is an enclosed area which opens into the garage store which has an electric door.

The house stands well back from the road beyond an impressive and spacious in/out drive with central lawn. To the rear of the house there is a deep and wide Indian stone sun terrace which also has a partially covered BBQ area. Sleepers, path and steps to a slightly raised and extensive lawn which has established borders and a variety of fruit trees and there is also a large shed. Beyond the boundary is Stafford Castle Golf Course.

The property is situated in a great location, very convenient for the Inter City Railway Station where there are regular services to London Euston and some of which take only approximately 80 minutes. Junctions 13 and 14 provide direct access into the National Motorway network and M6 Toll.

Agents Notes:
It is common for property Titles to contain Covenants; a copy of the Land Registry title is available to view on request. One specific covenant prevents additional dwellings on this plot and the two neighbouring properties

Our clients await a completion certificate from Building Control for building works carried out.

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
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Youfibre and Virgin Media full fibre are both connected
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 F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA17112026

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.




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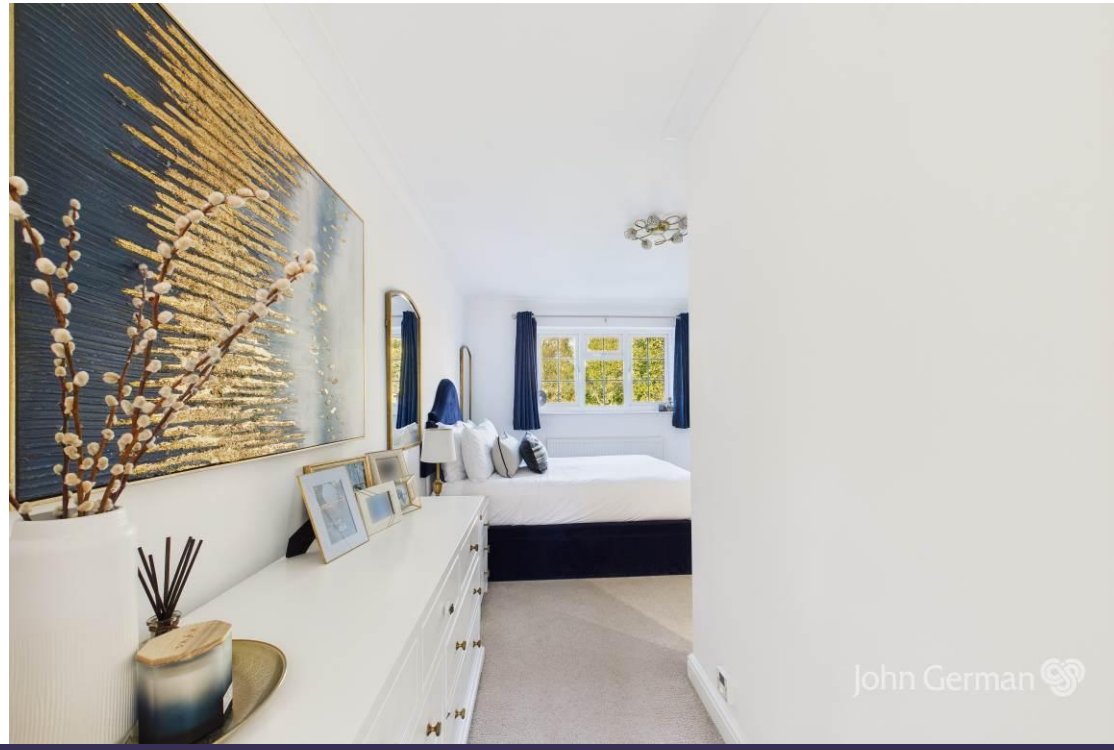

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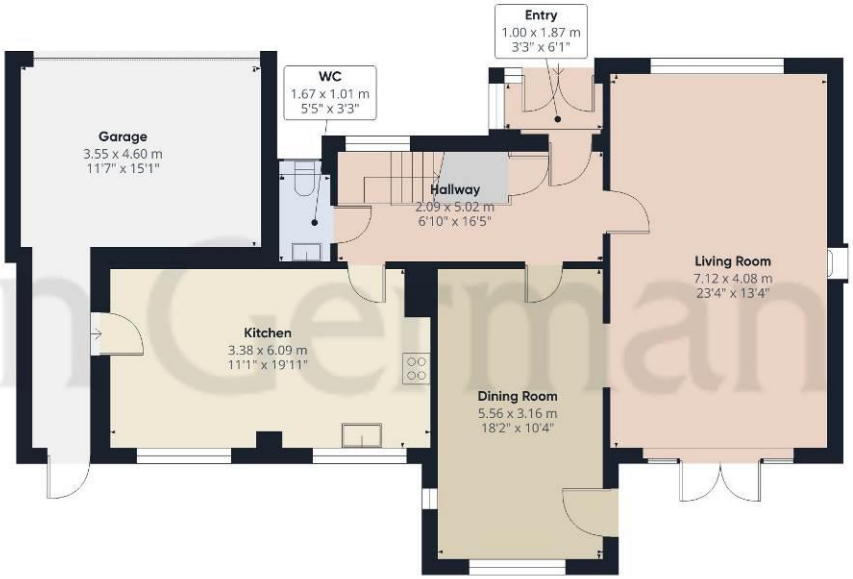

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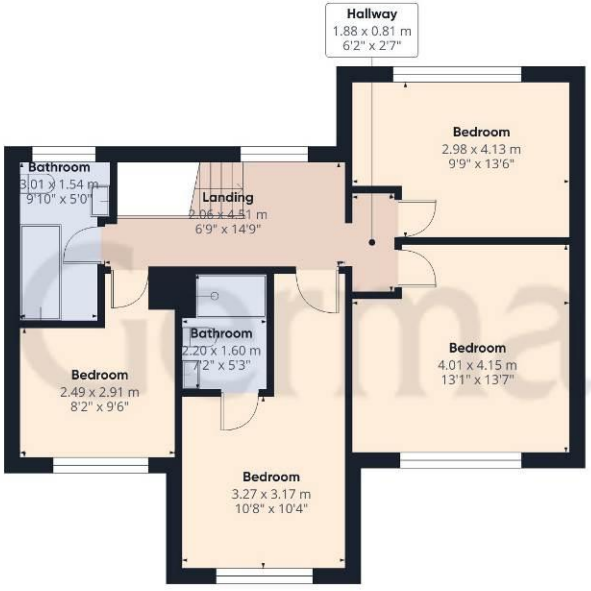

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Ground Floor





Floor 1

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Approximate total area(1)

168 m²

1808 ft²

(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

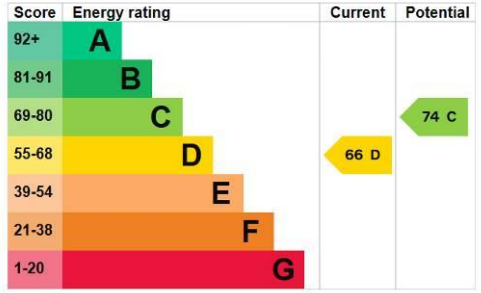
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Referral Fees

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.

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