Eccleshall Road

Stafford, ST16 1PE

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£550,000

The property is situated in the highly sought-after Eccleshall Road area of Stafford, standing well back from the road beyond a service road. The accommodation is beautifully presented including a stylish ground floor extension featuring a contemporary style open plan living/dining/kitchen space.

The reception hall features a vaulted ceiling with a roof light and a tiled floor which extends into the cloakroom, fitted with a WC and wash basin with integrated cupboard beneath. A glazed door opens to the main reception hall which has glass balustraded stairs rising to the first floor landing and a feature wall covering to one wall. This gives access to the study, and the sitting room has a front facing window and modern vertical radiator. The magnificent open plan living/dining kitchen is fitted with a stunning kitchen to include an extensive range of light grey units and quartz work surfaces extending to a drainer with an inset sink, two integrated ovens, dishwasher, full size fridge and full size freezer. There is a large island unit having contrasting darker grey cupboards and drawers with integrated microwave oven and wine cooler, surmounted by quartz work surfaces integrating a hob with extractor canopy above, plus dining bar. There are two bi-folding doors with integrated blinds from the kitchen area. The splendid porcelain tiled floor with underfloor heating extends into the very spacious dining and living area which features further full width bi-folding doors with integrated blinds opening to the garden, a part vaulted ceiling with two feature Velux roof lights, plus a bespoke fitted bar and higher-level bench style seating. Off the kitchen area, the utility room is fitted with further cupboards, a stainless-steel sink and drainer, space and provision for a washing machine, an internal door to the garage and a door out to the side.

The first floor landing has a linen cupboard, and off which leads four bedrooms. The principal bedroom has a range of modern fitted wardrobes, plus a further dressing area leading to a beautifully presented en suite which has exquisite tiling, a shower with both conventional and waterfall heads, a wash basin with integrated drawers beneath, and WC. The second bedroom also has the benefit of an en suite comprising shower, WC and pedestal wash basin. The luxuriously appointed family bathroom features a P shaped bath with both conventional and waterfall shower heads above, WC and wash basin set into a modern unit with integrated cupboard, and outstanding tiling.

Outside, to the front, the house stands back from the main Eccleshall Road beyond a service road. There is a block paved drive capable of parking three of four cars, giving access to the garage. To the rear of the property, there is artificial grass immediately from the bi-fold doors in the dining/living space and beyond which lies more traditional lawns with established borders. Eccleshall Road is an exceptionally sought-after location, convenient for the county town centre and for junction 14 of the M6, which provides direct access into the national motorway network and M6 toll. Stafford has the benefit of an intercity railway station with regular services operating to London Euston, some of which taking approximately 1 hour 20 minutes.

Agents notes: The Land Registry document refers to rights and a copy of which is available upon request.
The single storey extension to the rear was granted by Stafford Borough Council reference 21/34365/HOU decision date 15/10/2021
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: Drive & 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: Stafford Borough Council / Tax Band F
Useful Websites: www.gov.uk/government/organisations/environment-agency

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HOME
18
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Ground Floor

Floor 1

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Approximate total area(1)

2082 ft²

193.4 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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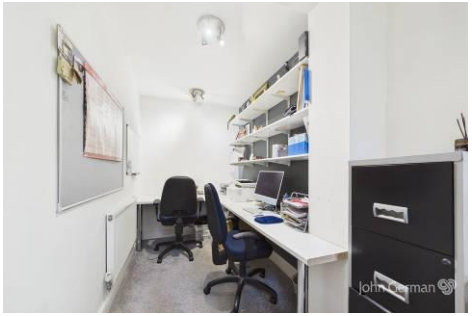


Agents' Notes

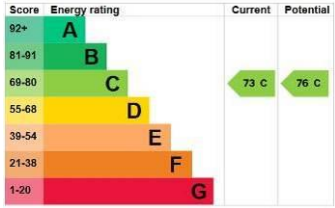
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

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.



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