

# Castle Bank

Stafford, ST16 1DJ

John German



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John German ©



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£425,000

An attractive detached family home located on castle bank with a tremendous rear garden and being offered to the market with no onward chain.





An attractive detached family home located just down the road between Stafford Castle and St Mary's Castle Church, here is a fabulous opportunity to purchase a traditional detached house that offers tremendous scope for enlargement and updating, subject to obtaining the relevant planning permissions. The house sits well back from the roadside behind a large driveway and front garden and has an equally impressive rear garden that will be to the delight of families and children. Within a few minutes walk of Stafford Castle and its picturesque woodland grounds, this family sized detached house offers a good range of accommodation that is complemented by a fabulous garden and deep set frontage from the roadside. The town centre and station are within approximately 1 mile and there are many close neighbouring amenities including Westway shops, Rowley Park sports stadium, Blessed William Howard Catholic High School and King Edward VI High School, and Stafford town centre where you will find a range of supermarkets, restaurants, pubs and shops. For commuters, Stafford train station offers regular services to London Euston taking approximately 1 hour 20 minutes, and nearby road links include junction 13 and 14 of the M6 motorway network.

Internally the property comprises uPVC entrance door opening into the hallway with a beautiful parquet flooring, carpeted stairs rising to the first floor landing, and doors leading off to three useful storage cupboards and to the ground floor accommodation and shower room. The first of three versatile reception rooms is to the right hand side of the property and would create a superb study, children's playroom or even fourth bedroom. The light and spacious living room has a uPVC double glazed window to the front aspect, a beautiful parquet flooring, various wall light points and a gas fire. Folding doors open into the dining room which has the same parquet flooring, large glazed sliding doors leading to the patio seating area and a door opening into the kitchen. The kitchen is accessed either from the hallway or dining room, with a range of matching wall and base units with laminate work surfaces over, tiled splashbacks, integral kitchen appliances, pantry cupboard and window to the rear aspect. From the kitchen is a door leading into the rear porch having a door leading into the rear garden and a door opening into the useful utility room. Upstairs there are three bedrooms, two generous doubles and one large single, all of which benefit from having fitted storage options. The family bathroom comprises of a white panelled bath, wall hung wash basin, corner shower cubicle and chrome style heated towel rail with separate WC.

Outside, to the front of the property is a large tarmac driveway providing ample off-road parking for various vehicles along with a large lawned garden and access into the double tandem garage with up and over door, power and lighting. To the rear of the property is an extensive garden with a large patio seating area, vast lawned garden, a variety of plants, trees and shrubs and open countryside views to the rear. As part of Stafford Castle, the bottom of the garden and field beyond are designated as a scheduled monument. The garden also benefits from a wrap around private side area which is currently used to house a hot tub, this area could equally be used to construct an external home office as power is available.

**Our Ref:** JGA/18042025

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

**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

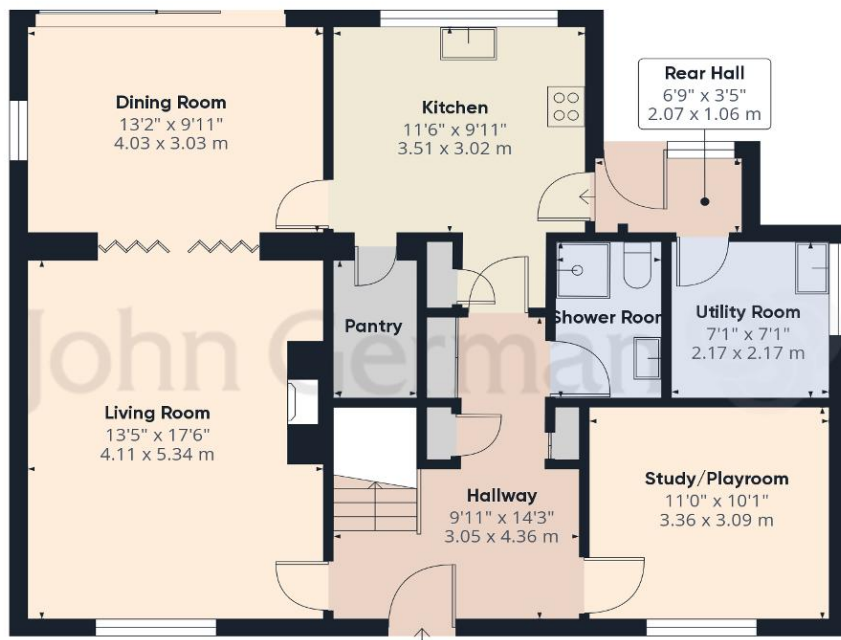
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID 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 1<sup>st</sup> 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.

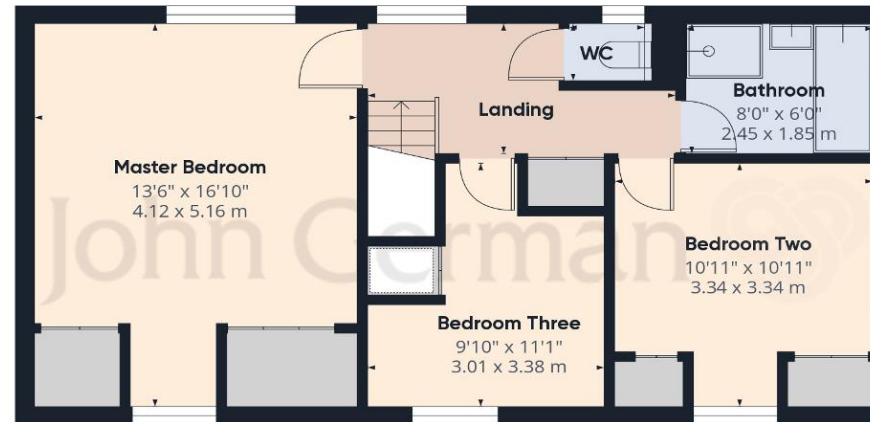








Ground Floor Building 1

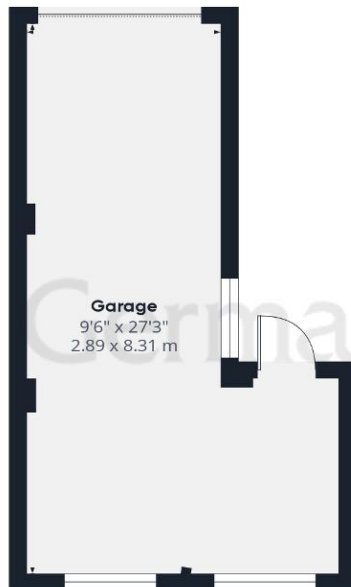


Floor 2 Building 1

Approximate total area<sup>(1)</sup>

1732.12 ft<sup>2</sup>

160.92 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

### 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.

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



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