

St. Johns Road

Rowley Park, Stafford, ST17 9AP

John
German



John German



John German ©

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£750,000

A particularly attractive traditional detached house which provides spacious and tastefully presented accommodation, also offering scope for further potential in certain areas. Occupying a most impressive and extensive plot with beautiful established gardens.



Accommodation: Reception hall with Parquet floor and stairs rising to the first floor landing and having a spacious understairs cupboard. Cloakroom having WC and a wash basin with modern integrated drawer beneath. Elegant and particularly well proportioned lounge having a deep front facing bay window and a cast log burner. Opening leading into a very attractive and pleasant garden room situated to the side of the property, which in turn leads onto a separate formal dining room with circular bay, Parquet floor and stone fireplace. Spacious kitchen which has a range of white units, sink and drainer, and integrated appliances comprising two hobs, extractor canopy and oven. Large walk-in traditional pantry and a separate utility with space and provision for a washing machine. Rear lobby, off which leads a built-in cupboard and a shower room with shower, wash basin and WC. Side porch which gives access to the front and rear of the property and to the converted garage which is currently used as a gym.

Stunning first floor landing which is spacious and has a superb stained and leaded feature window to the side. Four impressive bedrooms, the principal bedroom being particularly spacious and situated to the front of the property. The rear bedrooms enjoy lovely views of the established gardens. Luxuriously appointed bathroom with exquisite full height wall tiling and contrasting floor tiling. There is a modern oval bath, wash basin with integrated drawer beneath, WC, two vertical radiators and a separate shower area with a walk-in shower.

The house stands back from the road in a private setting approached by a gravel drive, and there are established bushes, hedges and trees which provide privacy. Garden to the side of the property extending to a beautiful rear garden which comprises terraced seating area, spacious lawns and mature hedges, beds and steps down to a further equally extensive lawned garden, again with mature borders.

Rowley Park is one of the most sought after areas in Stafford, an exclusive private park, and is so convenient for Stafford intercity railway station where there are regular services operating to London Euston, and some of which take only approximately one hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

Agents notes: Planning permission was granted on 19/4/22 application no 21/34312/HOU to demolish single storey rear extension and garage, build single storey extension with flat roof and sky lanterns, new single storey front extension and detached garage and gym to the side. This planning permission has now expired.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

The house is situated in a private park and the current annual charge is £180

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: 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 G

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

Our Ref: JGA05052026

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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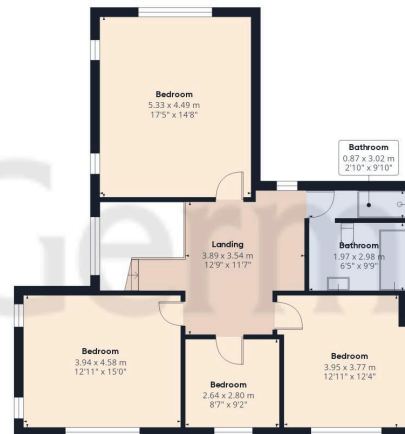


Ground Floor

Approximate total area⁽¹⁾

229,6 m²

2475 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.

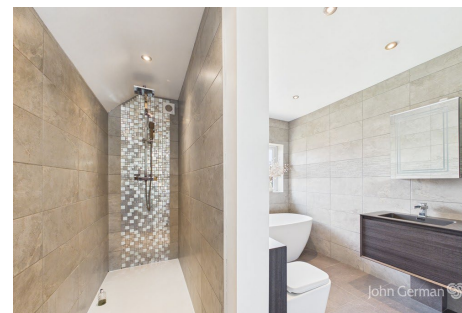
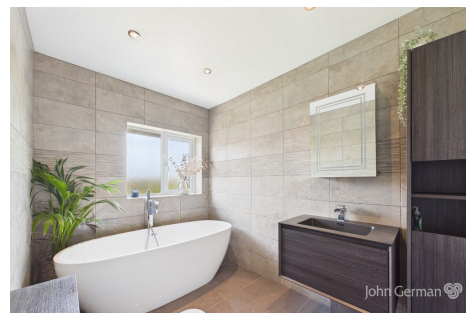
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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	37 F	
1-20	G		



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