

Rowley Avenue

Stafford, ST17 9AA

John 
German





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£699,950

An outstanding, traditional detached house occupying a private and established plot, situated in a highly sought-after residential location within walking distance of the intercity railway station.

There is an enclosed porch opening to a spacious and impressive reception hall which provides a most welcoming introduction to this fine property and has stairs rising to the first floor.

An elegant, dual aspect lounge features a superb marble fireplace with a contemporary style, remote control log effect fire, together with a leaded and stained glass side window. The separate formal dining room has a traditional style fireplace.

There is also a morning room with a French style outer door, plus an internal door to the kitchen which is attractively appointed with an extensive range of units with contrasting granite work surfaces.

Off the kitchen is a spacious utility which has a stainless-steel sink and drainer, base cupboard, space and provision for domestic appliances, a large walk-in cupboard and access to an excellent wet room which is tiled with a shower, WC and wash basin. Also off the utility is a spacious home office.

The outstanding first floor gallery landing leads to four bedrooms and the family bathroom. The principal bedroom has a range of fitted wardrobes and an ensuite which has superb contrasting wall and floor tiling, a shower, wash basin and WC. There are three further bedrooms, two of which have wardrobes. The stylish family bathroom has a suite comprising bath with a screen and shower above, wall hung wash basin and a WC set into a modern integrated unit, with contrasting tiling and splash panels.

Outside, the house stands back from the road beyond a very private, traditional terrace style garden with slightly raised beds and an established hedge. There is a side drive which leads to a further drive giving access to the garage and store at the rear. The established rear garden features a lawn with mature borders leading to a further and very spacious lawn which also has a summer house.

The property is situated within one of the most sought-after areas of Stafford which is very convenient for the county town centre and intercity railway station, where there are regular services to London Euston, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network.

Agents notes: The sale is subject to Grant of Probate.

The Land Registry document contains various rights and covenants. One covenant states to allow horses, cattle or other animals, carts, carriages and other vehicles over the side drive. A copy of the document is available upon request. It is quite common for some properties to have a Ring doorbell and internal recording devices.

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

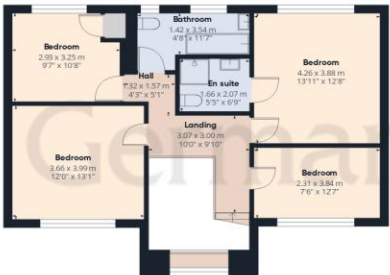
Our Ref: JGA/14072026



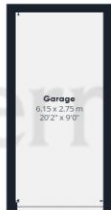




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

196.3 m²

2112 ft²

Reduced headroom

0.2 m²

3 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.

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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 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 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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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