

Rowley Avenue

Stafford, ST17 9AA

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£795,000

An exceptionally attractive traditional detached house which occupies an equally impressive plot with impeccably presented mature gardens.

Beautifully presented with a wonderful combination of traditional and contemporary features. Benefitting from a professionally converted loft which comprises fourth bedroom with luxurious ensuite.

Accommodation: Enclosed porch with tiled floor opening to the reception hall which provides a most welcoming and impressive introduction to this stunning, traditional house.

Stairs rise to the first floor landing and there are a range of stylish contemporary doors throughout the property. Cloaks cupboard and a cloakroom with splendid tiling and having a wash basin and WC.

Elegant lounge with dual fuel log burner and an attractive front facing bay window with stained and leaded upper lights.

Separate formal dining room/second sitting room which again features a front facing bay window and a marble open fireplace with hearth and cast inset.

Stunning dining kitchen, having a wonderful range of impressive units and granite worksurfaces which extend into the bay, incorporating a recessed sink. Glass display cabinets and integrated appliances comprising Neff ceramic hob with integrated extractor canopy and Wi-Fi control, Neff steam oven, separate Neff microwave and conventional oven with warming plates beneath, and also a dishwasher. Spacious and attractive dining area with contemporary radiator.

First floor landing which is approached via a half landing area and has a feature tall stained and leaded side window. From the main landing area there is a second flight of stairs rising to the second floor.

The principal bedroom has a front facing bay window and an excellent range of fitted bedroom furniture. Beautifully appointed ensuite with superb full height tiling and contrasting floor tiling, spacious shower with drying area and having both conventional and waterfall heads. Two recessed wash basins set into an integrated unit with cupboards and drawers beneath. WC and contemporary vertical towel radiator.

The second bedroom is also very spacious and has a front facing bay window, and the third bedroom enjoys views of the garden and school playing fields and has the benefit of a range of bespoke office furniture.

Luxurious and well-proportioned family bathroom having a freestanding bath with external chrome tap and shower, separate spacious shower, two oval wash basins set into an integrated unit with cupboards beneath, feature wall tiling, WC, two contrasting radiators and airing cupboard housing the gas boiler.

On the second floor there is a fourth bedroom/gym with a range of fitted wardrobes and also having access to an ensuite which is superbly appointed with exquisite tiling, having a freestanding roll top bath, wash basin with integrated drawers beneath, WC and chrome towel radiator.

The house stands back from the road behind an impressive double wrought iron gated entrance with brick pillars, leading to a spacious drive capable of parking numerous vehicles which extends to the side of the property and gives access to the garage. Immaculately maintained lawned fore garden with mature hedges and established borders. To the rear of the property there is a spacious sun terrace and entertaining area, beyond which lays a picket fenced flower garden with side path leading to an established lawn with mature borders.

The property enjoys an enviable plot in this exclusive location, within walking distance of the county town centre of Stafford which has an intercity railway station where there are regular services operating to London Euston, and 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: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

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: TBC 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: Staffordshire County Council / Tax Band F

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

Our Ref: JGA13042026

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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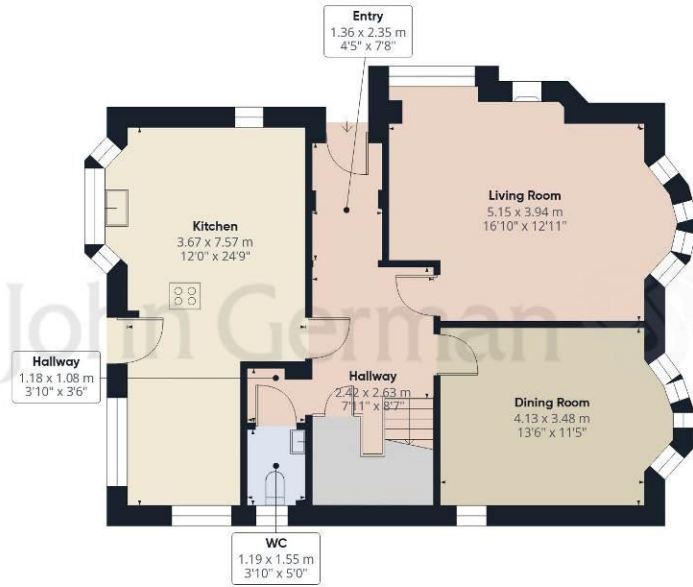
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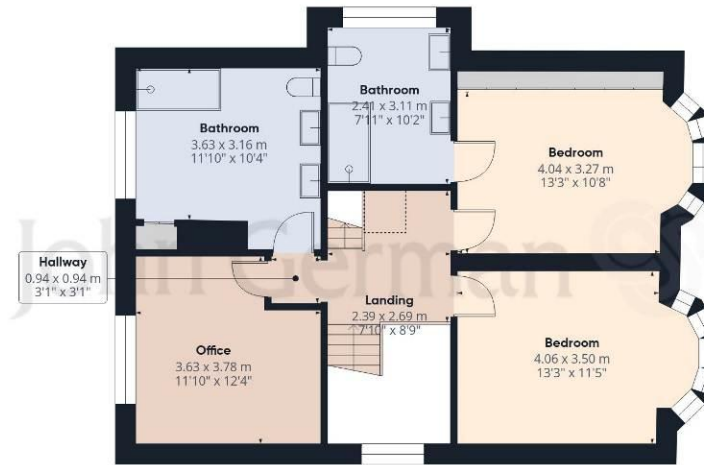
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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

202 m²

2174 ft²

Reduced headroom

10.3 m²

111 ft²



Floor 2 Building 1



Ground Floor Building 2

(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 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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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	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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