



9 Kenderdine Close  
Bednall | Stafford | Staffordshire | ST17 0YS

## 9 KENDERDINE CLOSE

*9 Kenderdine close is a modern detached 4-bedroom family home situated in the village of Bednall close to the county town of Stafford. The accommodation comprises of 4 bedrooms 3 bathrooms and 3 receptions with the added benefit of a secondary kitchen, sauna and gym. The gardens are child friendly and include a covered entertainment space including bar. In summary a spacious family home situated in a quiet cul-de-sac location.*



# GROUND FLOOR

---

On entering 9 Kenderdine Close you start to appreciate the modern and contemporary styling and design of this deceptively spacious family home. The entrance porch is a perfect place to greet family and friends and this leads into the spacious hall with its light and airy feel complimented by its wooden features surrounded by the neutral décor. The snug is a particular cosy and welcoming and an ideal spot for some quiet time complimented by the warm décor and natural light that floods in through the French Doors from the rear garden. Off the hallway the living room is particularly spacious and ideal for entertaining and again complimented by the natural styling with light pouring in on 3 sides including the French doors giving access to the rear gardens. The fireplace is a natural draw on those cold winter nights so creating a cosy ambiance for a room of this size. The main focal point of this house must be the open plan kitchen/breakfast room which is ideal for informal entertaining whether it be round the island or the breakfast table. With all the modern appliances you would expect this room is where you will spend a lot of time and being naturally lite with sky lights above and the double aspect French doors through to the rear gardens. A great entertainment space that flows naturally to the outside entertainment area including the bar for those summer garden parties.

At the back of the kitchen a further separate utility room/second kitchen offers plenty of opportunities for those enthusiastic chefs with all the latest modern appliances. Off the utility room there is a downstairs shower room which is very useful after the separate sauna room being available for relaxing while a further door leads through to the gym and catering for the keep fit fanatics. A separate office off the entrance porch is ideal for those homeworkers and completes the downstairs accommodation.





# SELLER INSIGHT

“ When we first found 9 Kenderdine Close, we knew immediately it was something special. Tucked away in a secluded setting, with only ten executive-style homes on the entire street, it offers a rare sense of privacy and exclusivity while still being close to everything you need. It feels wonderfully hidden away, yet Stafford town is just a short drive away, giving you the perfect balance of village quietness and modern convenience.

Over the years, we have invested heavily in transforming the house into a truly exceptional family home. The improvements have been extensive, including fitted wardrobes in the bedrooms, beautifully renovated upstairs bathrooms, and relocating the boiler into the attic to create space for a much more practical and luxurious shower room. The addition of the stunning glass staircase instantly modernised the feel of the home and brings a real “wow” factor as you enter.

One of the biggest changes has been our substantial extension, creating a second kitchen, a sauna, and a third bathroom downstairs. The kitchen space is outstanding for entertaining – we have comfortably hosted 15 to 16 people, with the layout flowing effortlessly into the garden. Some of our happiest memories have been made here, including hosting our stepdaughter’s wedding right here at the property, along with countless family gatherings.

The garage has been converted into a professional-standard, bespoke gym, which has been an absolute luxury to have on the doorstep, especially paired with the sauna. There is also a dedicated home office near the entrance, perfect for working from home while keeping work and family life separate.

Outside, the home continues to impress. The garden is the largest on the street, offering generous space for relaxing, playing, and entertaining. With a log cabin and bar area, it is an incredible setup for summer evenings and celebrations.

With a finish that is truly move-in ready, this is a home that has been loved, upgraded and enjoyed to the fullest. Now, it is ready for its next family to create their own memories here.\*

\* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# FIRST FLOOR

---

The first floor like the ground floor is spacious light and airy and complimented by the neutral décor.

All the bedrooms are presented to a high standard and are comfortable double rooms with their own fitted wardrobes. The master bedroom has the benefit of having its own en-suite facilities while the modern and spacious family bathroom caters for the remaining bedrooms.















# OUTSIDE

---

The gardens to the rear of the property are mainly laid to lawn with a terrace area adjacent to the rear of the property with an outdoor covered entertainment area and bar. To the front there is off road parking for numerous vehicles as well as a double garage.





## LOCATION

---

9 Kenderdine Close is situated in the village of Bednall close to the county town of Stafford and Cannock Chase National Park. Access to train stations is via Stafford, Rugeley Trent Valley and with easy reach to London within 1 hr 30 mins, Birmingham 30 mins and Manchester 1 hour.



# INFORMATION

## Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: G

Local Authority: Staffordshire County Council & South Staffordshire Council

EPC Rating: C (Valid until 7 April 2028)

Property Construction: Standard (Brick & Tile)

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Mains Gas Central

Broadband: FTTC / FTTP Ultrafast Fibre Broadband connection available.

We advise you to check with your provider.

Mobile signal/coverage - 4G/5G mobile signal is available in the area. We

advise you to check with your provider.

Parking: Double Garage & Driveway

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Staffordshire on Tel Number 01889 228080

<https://www.fineandcountry.co.uk/staffordshire-estate-agents>

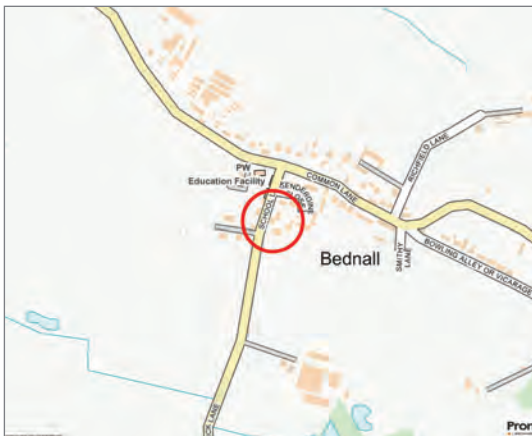
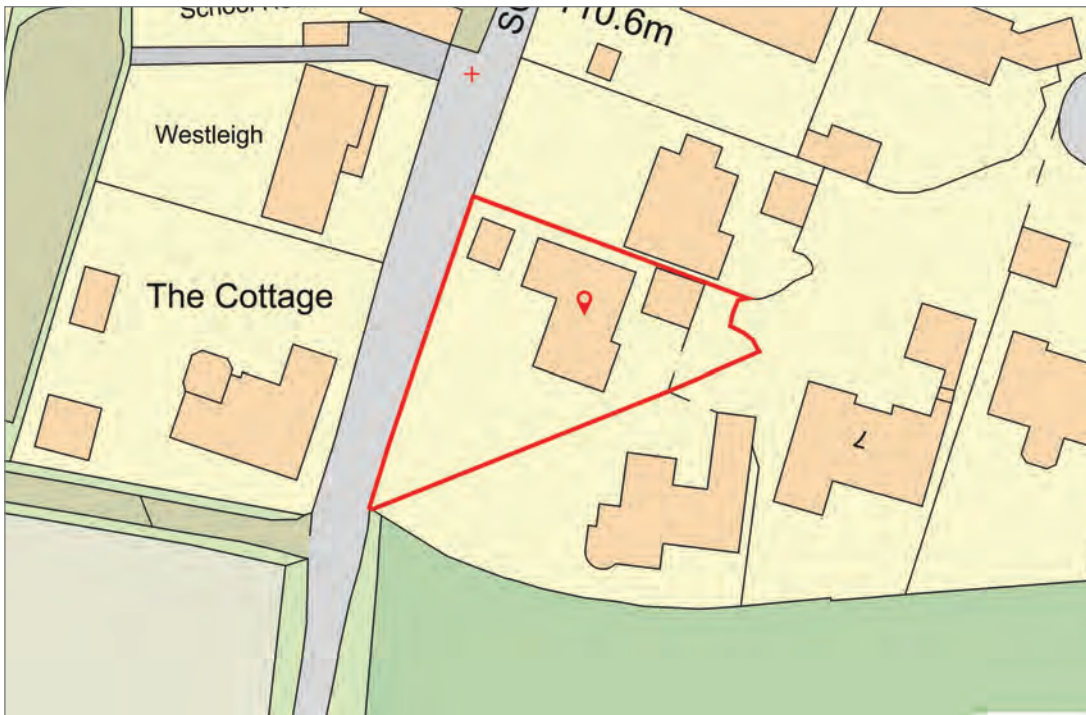
## Opening Hours

Monday to Friday - 8.00 am – 8pm pm

Saturday - 9.00 am - 4.30 pm

Sunday - 9.00 am - 4 pm

*Guide price* £ 685,000

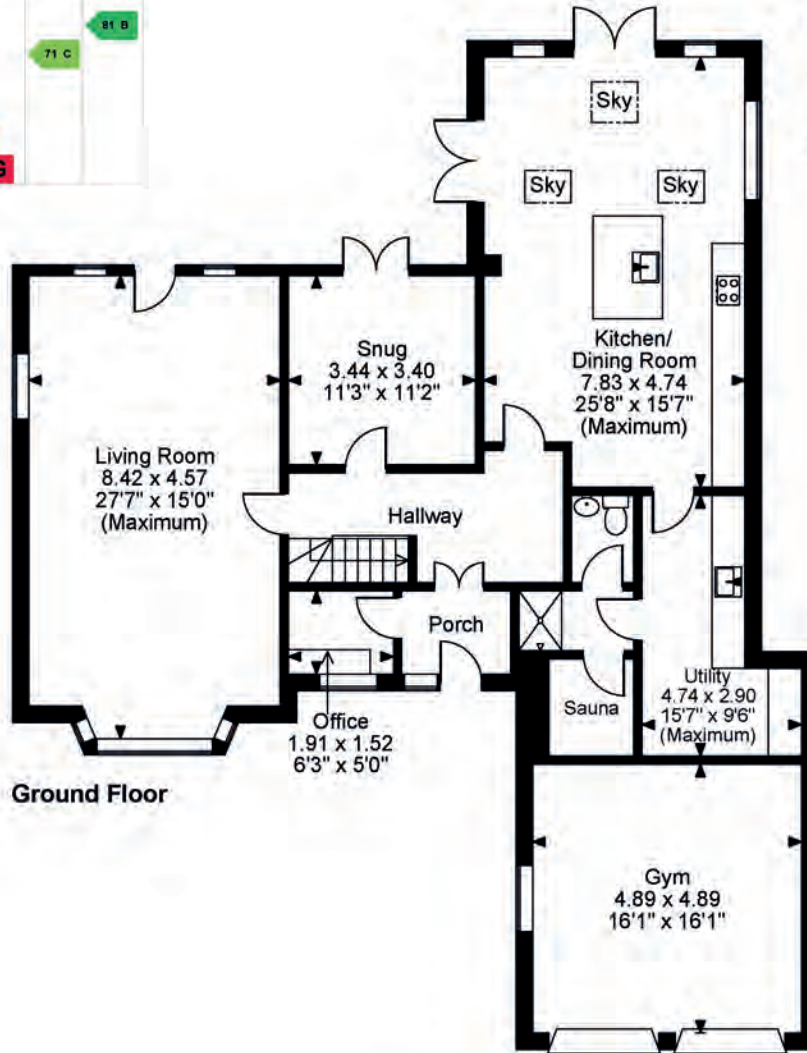


Registered in England and Wales.

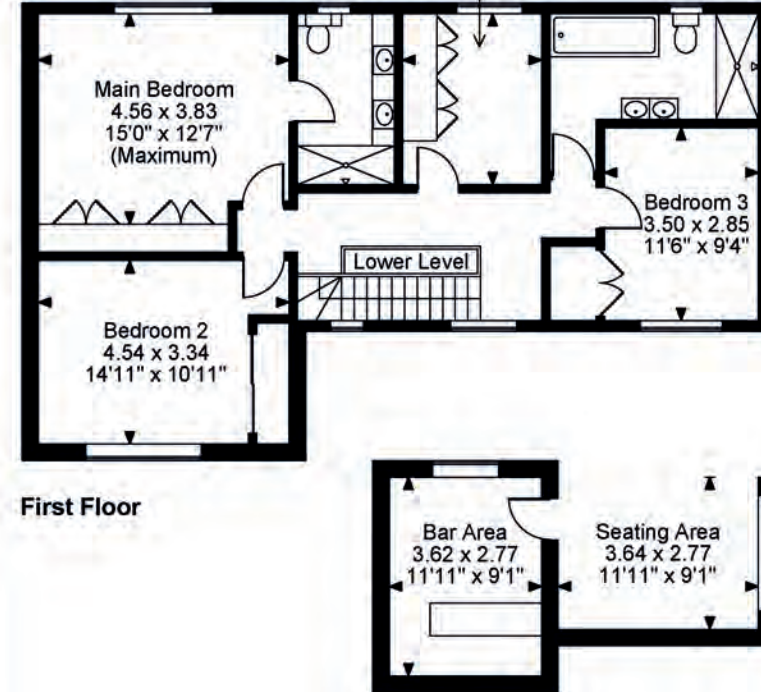
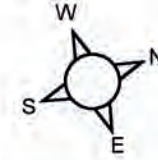
Company Reg No. 04018410 VAT Reg No: 754062833 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE.

copyright © 2026 Fine & Country Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Kenderdine Close Bednall, Stafford**  
**Approximate Gross Internal Area**  
 Main House = 2202 Sq Ft/205 Sq M  
 Gym = 257 Sq Ft/24 Sq M  
 Bar & Seating Area = 225 Sq Ft/21 Sq M  
**Total = 2684 Sq Ft/250 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8685484/KRA



# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



**KARL RUSK**  
PARTNER AGENT

Fine & Country Staffordshire  
07957 299705  
email: [karl.rusk@fineandcountry.com](mailto:karl.rusk@fineandcountry.com)

Karl has over 20 years agency experience working on the exclusive high end of the market on the south coast of England including the New Forest and Sandbanks peninsula in Dorset. After meeting his future wife who is originally from Stone in Staffordshire and relocating after the birth of their son to the Midlands Karl has been heavily involved in building estate agency businesses in the Staffordshire location for the last 10 years. Highly qualified to degree level and holding the NAEA technical award as well as being a member of the national association of estate agents, he is fully able to advise clients on every aspect of the moving process and the property market. His knowledge and expertise have given him the opportunity to provide an excellent customer experience and provide the best marketing strategy to adhere to his clients timescales and demands.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

Fine & Country Staffordshire  
Woodland Lodge, Dunston Business Village, Staffordshire, Dunston ST18 9AB  
07957 299705 | [karl.rusk@fineandcountry.com](mailto:karl.rusk@fineandcountry.com)

