

# Cannock Road

Bednall Head, Stafford, ST17 0SG

John   
German





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£695,000

A truly outstanding and exceptionally spacious detached bungalow, occupying a wonderful plot which extends to approx 0.97 acres. Enjoying stunning rearward facing views over fields towards Cannock Chase. Gated drive capable of parking numerous vehicles, along with a double garage.



Accommodation: Enclosed porch with Parquet floor opening to an exceptionally spacious reception dining hall. Very useful understairs storage, in addition to guest cloakroom with wash basin, separate WC and also a safe room. Delightful very well proportioned lounge with marble fireplace and glazed sectioned doors opening to a lovely sitting/garden room with French style doors opening to the terrace. Separate formal dining room/fourth bedroom which is dual aspect. Breakfast dining kitchen having a range of units with contrasting granite effect worksurfaces and a stainless steel 1.5 bowl sink and drainer. Bench style seating, Aga and a separate utility cupboard which has space and provision for a washing machine.

There are two very spacious double bedrooms with fitted furniture and both of which enjoy exceptional views. Bathroom having a bath, WC, pedestal wash basin, bidet, separate shower and mirror fronted linen cupboard.

Stairs lead to the first floor landing with third double bedroom having wonderful views towards Cannock Chase, in addition to two very spacious loft areas which provide enormous potential subject to planning permission and building regulations.

There is a cellar storage facility which is exceptionally spacious beneath the ground floor and has external access.

Enclosed side entrance with front and rear access in addition to personal door to the double garage which also has two stores and a boiler room.

The property stands well back from the road beyond a gated drive which is capable of parking numerous vehicles and gives access to the double garage. There are mature lawns either side of the drive, and the lawns extend to a lovely, spacious rear garden with mature borders.

The property provides enormous scope for refurbishment and modernisation.

Bednall Head is an exceptionally sought after area, being within a few minutes drive of Cannock Chase, an area designated as a place of outstanding natural beauty and a wonderful place to walk, jog or cycle. The county town centre of Stafford has mainline intercity railway station where there are regular services operating to London Euston, some of which take only approximately one hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes:

1. Unfortunately there is limited information available regarding the property as it forms part of a deceased estate.
2. The land registry document does refer to rights and covenants, and a copy of the document is available upon request.
3. We believe there is no mains drainage and there is a private system (subject to verification)
4. There is no mains gas
5. There is oil fired central heating
6. Cannock Chase is an area designated as a place of outstanding natural beauty
7. There was historic mining in the general area

**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 and double garage **Electricity supply:** Mains

**Water supply:** Mains **Sewerage:** TBC **Heating:** Oil (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:** South Staffordshire Council / Tax Band G

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

**Our Ref:** JGA03032026

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







Ground Floor

Approximate total area<sup>(1)</sup>  
 3029 ft<sup>2</sup>  
 281.3 m<sup>2</sup>



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.

### 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.

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### John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



