

Cornwall Drive

Stafford, ST17 0FG

John German



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THIS IS MY HAPPY PLACE

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Stafford, ST17 0FG

£375,000

Very stylish family home in a highly desirable location with good access to local amenities and schools, with the benefit of a solar PV, battery storage and EV charge point.



The property is approached via an entrance hall with laminate floor and having door to the lounge, which again has a laminate floor, together with fireplace recess having beam over and slate hearth, square bay to front and stairs off with balustrade. To the rear is a refitted and attractive contemporary dining kitchen having a quality range of contemporary base and wall cabinets with quartz worktops, including a breakfast bar. There is an inset Belfast style sink with boiling water tap and filter, dishwasher, plumbed in American style fridge freezer and a dual fuel range cooker - making this an ideal chef's kitchen, together with vertical radiator and laminate flooring.

There are double glazed French doors leading off to the rear where there is a conservatory which in turn has double glazed doors opening out onto the attractive garden. Off the kitchen is a separate utility room, fitted to match with base and wall cupboards surmounted by quartz worktops, having appliance spaces below with plumbing for a washing machine and tumble dryer, together with laminate flooring and wall mounted cupboard housing the boiler. Asplit stable style uPVC door opens to the rear, and off this is a cloakroom WC having WC with wash hand basin and laminate flooring.

To the first floor there is a landing with loft access which is part boarded and has a drop down ladder. The master bedroom comes complete with an attractive fitted ensuite shower room. There are three further bedrooms served by a family bathroom having bath in tiled surround with shower over, WC, wash hand basin and tiled flooring.

To the front of the property there is a double width driveway providing ample parking flanked by a lawned garden with shrubbery, giving access to the garage which has an electric up and over door, power and lighting, and to the side is an electric vehicle charging point. To the rear of the property is a very attractive low maintenance child friendly garden with patio areas, having artificial lawn and slate borders with tree screening to the rear. There are outside lights, a garden tap and a side gate.

Agents note: There is a solar PV array together with a battery pack for storage and an electric vehicle charging point.

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 D

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

Our Ref: JGA12082025

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.

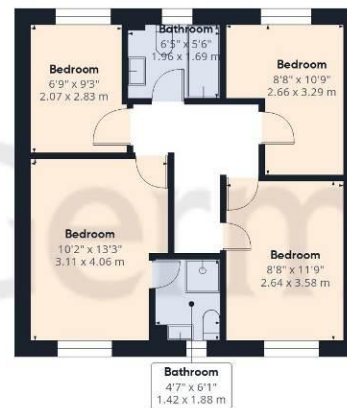
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1076 ft²

100 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

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	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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