

# Cannock Road

Stafford, ST17 0QN

John German



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£475,000

An excellent family sized detached house occupying a very impressive plot including a lovely established rear garden and an extensive drive giving access to a garage. Set back from the main Cannock Road.



Accommodation - A side entrance porch opens to a reception hall from which there is a cloakroom (comprising a wash basin and WC) and a cloaks cupboard. Stairs rise to the first-floor landing.

The kitchen has a range of cream units with contrasting work surfaces, tiled splash backs, a stainless steel one and a half bowl sink and drainer, an integrated gas hob with concealed extractor canopy above and a split-level oven and grill. A door opens to a separate and spacious utility room which has a stainless-steel sink and drainer, base cupboard plus space and provision for domestic appliances. There is a tiled floor and a wall mounted Baxi gas boiler.

Adjacent to the kitchen is a dining room having a front facing window. Across the hall is a delightful living room that features a marble fireplace with flame effect electric fire, a bow window and patio doors opening to the lovely sun terrace and mature garden.

The particularly spacious galleried landing gives access to three double bedrooms and an airing cupboard. The principal bedroom is exceptionally spacious and has a double built-in wardrobe. Bedroom two has fitted bedroom furniture and a recessed dressing table, and bedroom three has wardrobes and a fitted dressing table. The well-proportioned bathroom has a bath, separate shower, pedestal wash basin, WC and full height tiling.

The house is set back from the main Cannock Road allowing extra privacy. A spacious drive - capable of parking approximately four cars - gives access to the single garage. There is a lawned area and established borders. To the rear is an extensive garden. A deep and very attractive sun terrace is bordered by raised beds and shallow steps lead to a generously sized lawn surrounded by well-manicured planted display beds.

The house is situated in one of the most sought after areas of Stafford and is within walking distance of reputable schools for all ages. There are nearby shopping facilities at both Bridle Road and Wildwood. Junction 13 of the M6 provides direct access into the national motorway network and M6 Toll. Stafford has the benefit of an intercity railway station where regular services operate to London Euston, some of which take only approximately one hour and twenty minutes.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** The land registry document refers to a restrictive covenant, a copy is available upon request. It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Standard, Superfast and Ultrafast available

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 E

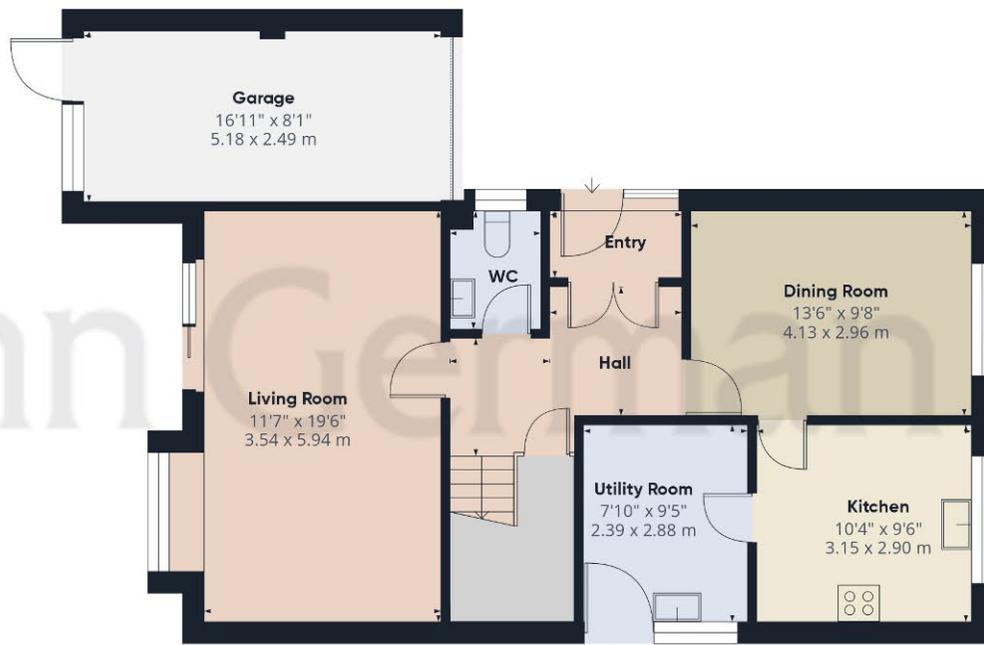
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/09102025

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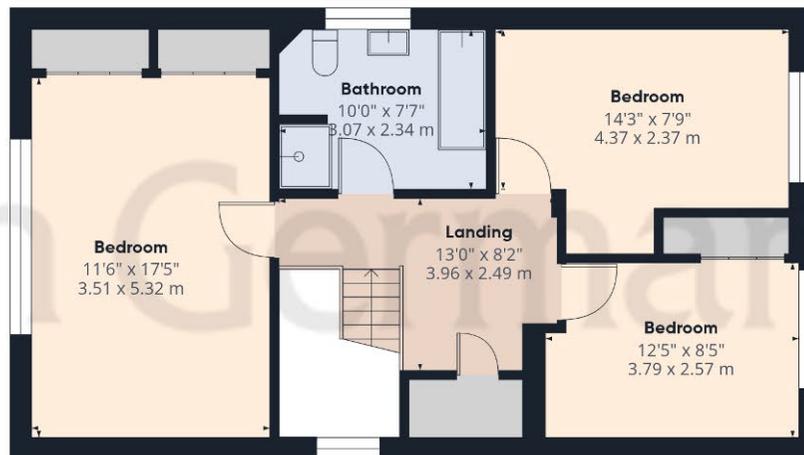


Ground Floor

Approximate total area<sup>m</sup>

1484 ft<sup>2</sup>

137.8 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.

GIRAFFE360



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#### Agents' Notes

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#### Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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