Cornwall Drive

Stafford, ST17 0FG







An excellent detached house situated within this highly sought after residential location. Convenient for local schools and shops.

£415,000

John German

Accommodation: Reception hall with stairs rising to the first floor and having an understairs cupboard.

Delightful lounge with front facing bow window and a traditional fireplace with granite hearth and inset and an electric log effect fire.

Separate dining room with patio door to the garden.

Attractive kitchen having an excellent range of white units with contrasting worksurfaces and a stainless-steel sink and drainer. Integrated hob and oven with extractor canopy above. Arch to the utility area which has further cupboards, sink and drainer and space for a washing machine. Cloakroom with W.C and wash basin.

First floor landing with linen cupboard and off which leads four bedrooms, all of which have built in wardrobes. The principal bedroom having a beautifully appointed en-suite with exquisite full tiling and shower, washbasin with integrated cupboard, W.C and rose gold accessories.

The family bathroom is also appointed to a similarly high standard with beautiful tiling, bath with shower and screen above, wash basin with integrated drawers and a W.C.

Outside front garden, parking for two cars and access to the garage. Very pleasant rear garden.

Agents Notes:
1) The Land Registry refers to rights, easements and covenants and a copy of which is available upon request
2) The house is situated off a shared private drive
3) The Property is shown as both Freehold and Leasehold Titles. This is due to the type of mortgage our client has and we understand it will be sold on a Freehold basis

Tenure: Freehold & Leasehold (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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA06102026

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.







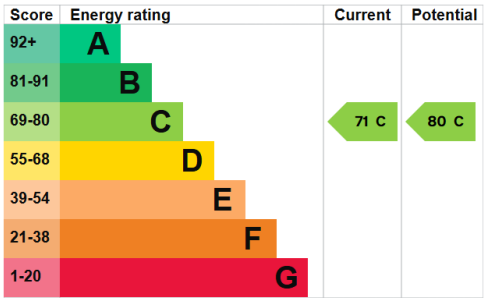












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Agents' Notes

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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