Fir Tree Close

Coppenhall, Stafford, ST18 9BZ

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£650,000

Situated within a highly desirable village is this particularly well appointed and presented detached house which has the benefit of an outstanding dining kitchen with part vaulted ceiling and bi folding doors.

Step inside the reception hall which has an in-laid entrance mat and stairs rising to the first floor. Leading off is a guest's cloakroom which is particularly well appointed having a wash basin and W.C set into a modern integrated unit with cupboards.

The spacious "L" shaped lounge has wooden flooring, a feature stone fireplace housing a recessed log burner, and bi-folding doors opening onto the rear terrace and garden.

The stunning dining kitchen has an excellent range of contrasting grey and white gloss units with quartz worksurfaces and drainer, and a recessed sink. A superb island has further base cupboards, a wine cooler and a 5-burner gas hob with extractor canopy above. Other integrated appliances comprise a dishwasher, two Neff conventional ovens and a further Neff oven/microwave with warming drawer. (Please note the American style fridge freezer is not included within the sale). Porcelain tiled floor extends into the lovely dining area which has a vaulted ceiling incorporating three velux roof lights and bi-folding doors to the terrace and garden.

Completing the ground floor is a separate study with fitted furniture.

Leading off the first floor landing are four bedrooms and a spacious contemporary style bathroom which features a bath, separate shower, W.C and wash basin with integrated drawer. The principle bedroom has the benefit of its own en-suite with modern fittings comprising spacious shower, wash basin with integrated cupboard beneath and a W.C.

Outside - To the front is a mainly lawned front garden with adjacent double width drive leading to the double garage which incorporates a utility area. The rear garden has a paved sun terrace and a lawn beyond.

Coppenhall is a delightful village with direct access to open countryside yet within minutes' drive of junction 13 of the M6 and the county town centre. Stafford also has an inter-city railway station where there are regular services to London Euston, some of which take only approximately 80 minutes.

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.
The Land registry refers to rights and covenants and a copy of which is available upon request.
Property construction: Standard
Parking: Driveway and double garage
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: South Staffordshire Council / Tax Band F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/22102026
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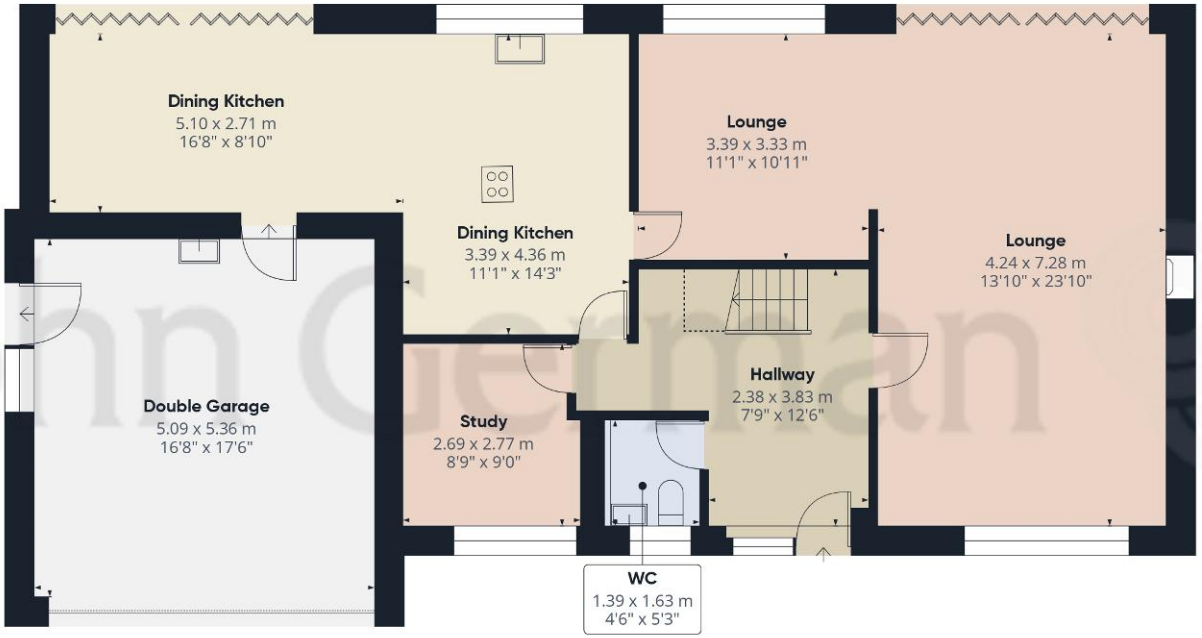

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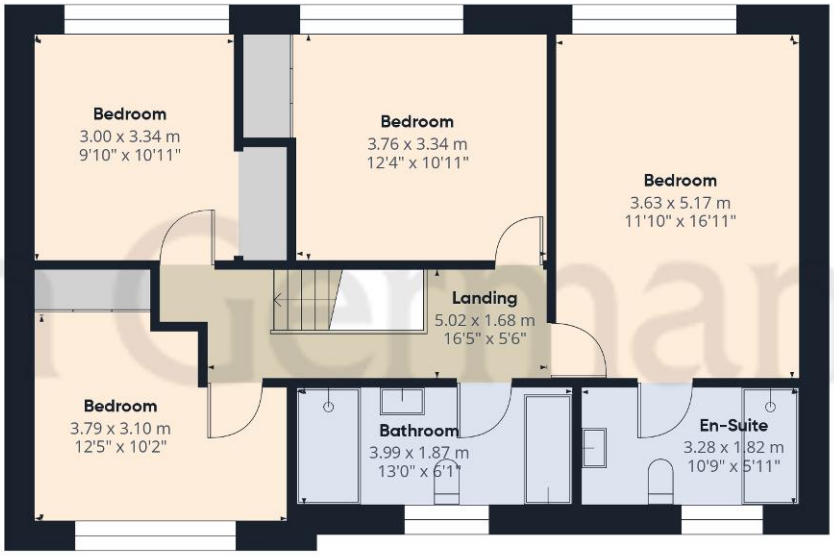

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Ground Floor





Floor 1

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Approximate total area(1)

199.4 m²

2150 ft²

Reduced headroom

1.4 m²

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

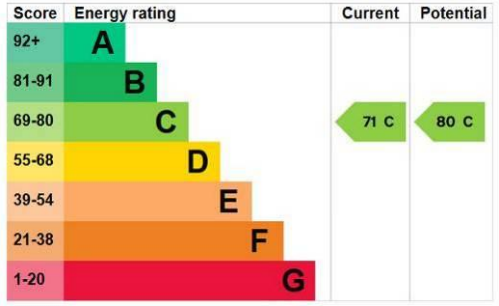
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