

Chase View Lane
Coppenhall, Stafford, ST18 9BL

John German





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Coppenhall, Stafford, ST18 9BL

£830,000

An attractive detached house providing very spacious family sized accommodation. Situated in a small exclusive development on the rural edge of the village. There is also the considerable benefit of an adjoining field which extends to approximately 1.2 acres.

Impressive reception hall which provides a spacious and most welcoming introduction to this lovely family property. Stairs rise to the first floor landing and there is a useful understairs cupboard. A wooden striped floor which extends into the cloakroom which has WC and wash basin, and to the separate study which has a bespoke range of office furniture. Excellent kitchen having an extensive range of units with granite effect worksurfaces and a ceramic 1.5 bowl sink and drainer. Range style cooker with concealed extractor canopy above, dishwasher and an American style fridge freezer. Tiled floor which extends into the separate utility room which has further cupboards, stainless steel sink and drainer and space and provision for a washing machine. Elegant lounge with stone fireplace having half bay windows either side, and double French style doors opening to the garden. Separate and very spacious sitting room with front facing window and in addition there is a separate formal dining room having French style double doors opening to the terrace and garden.

The first floor has a superb galleried landing with feature stained and leaded window and an airing cupboard. From the landing there are four double bedrooms, the principal bedroom being ensuite and having a bath, separate shower, pedestal wash basin, WC, bidet and tiling to all wet areas. The principal bedroom also has fitted bedroom furniture. The second bedroom has a modern ensuite comprising spacious shower with both conventional and waterfall heads, WC, wash basin with integrated drawers and splash plates to all wet areas. Two further double bedrooms and a superb family bathroom which is again very spacious, having a white corner bath, separate shower, WC, bidet and two pedestal wash basins.

Outside, the property has extensive brick block paved parking to the side and also giving access to the double garage. Attractive lawned garden to the front of the property with established beds. To the rear there is a terrace, lawned area again having established beds and further area of the garden extends to the side of the property. There is also gated access onto the separate field which extends to approx 1.2 acres.

The house is situated in this small, exclusive and private development on the rural outskirts of the village. It is convenient for the county town centre of Stafford which has a mainline intercity railway station where there are regular services to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes:

1. The property is situated on a private shared drive and we understand there is an annual management charge payable into a residents' account and the service is self managed.
2. The property and land are on three separate land registry titles SF464508, SF430245, SF511780 and the main title does refer to rights and covenants. The additional land title refers to rights, easements and restrictions. A copy of these are all available upon request.
3. The clients have informed us a neighbouring property is obtaining planning permission for a proposed single storey extension, conversion of existing garage and construction of a new garage, carport, workshop and store.

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 garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** 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 G

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

Our Ref: JGA24032026

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 Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m
2529 ft²
235 m²

(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

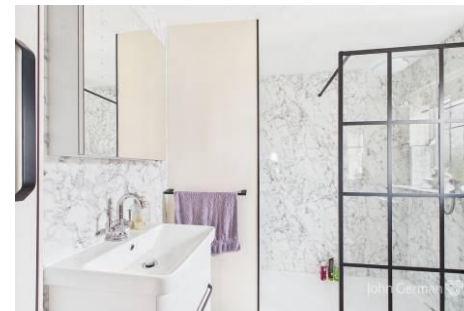
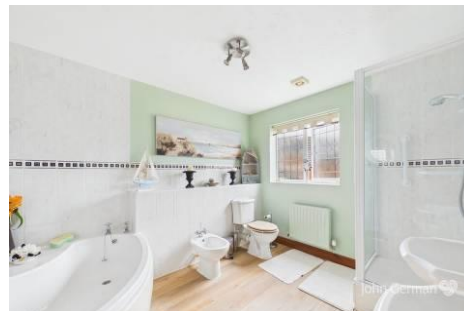
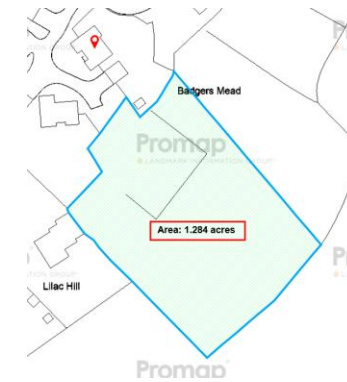
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 Burton upon Trent | Derby | East Leake | Lichfield
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