Cannock Road

Bednall, Stafford, ST17 0SH

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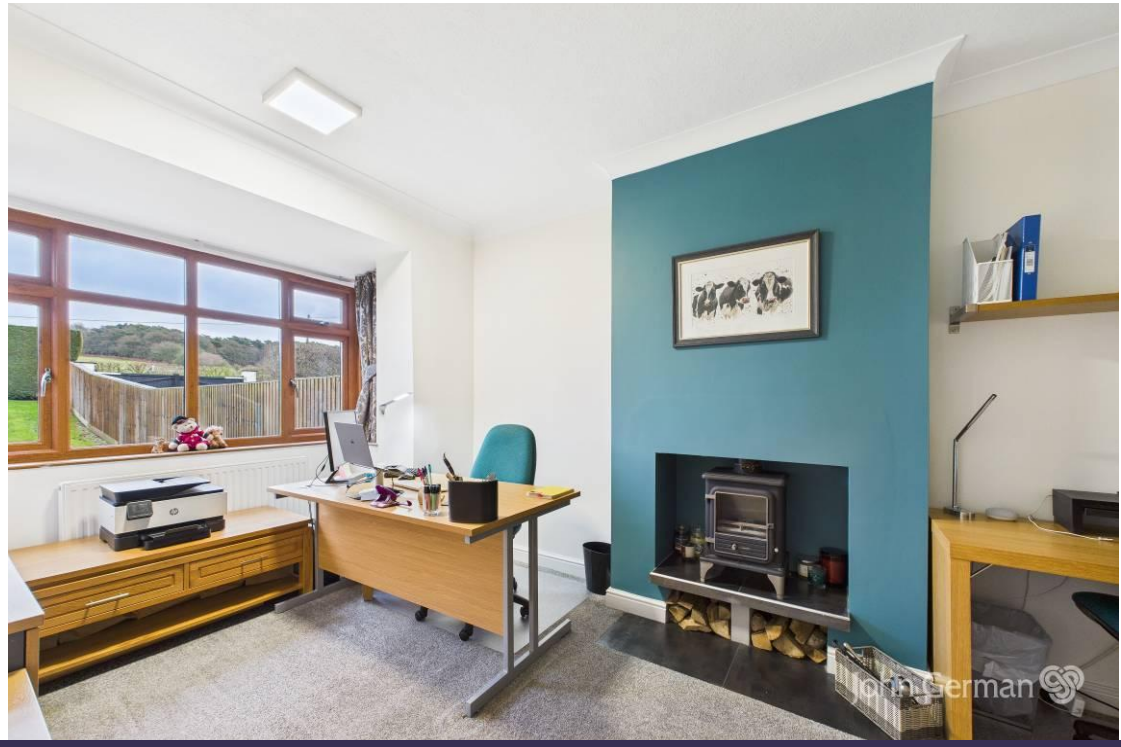
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£850,000

With the CONSIDERABLE BENEFIT OF PERMISSION IN PRINCIPLE TO ERECT A SEPARATE DETACHED DWELLING, this beautifully appointed, considerably extended, and improved traditional semi-detached house offers a rare opportunity. Occupying an extensive plot in a great location with wonderful views.

The reception entrance area leads to a very spacious open plan dining area with stairs rising to the first floor landing, a door to a well portioned sitting room with inglenook fireplace housing a log burner, and a door to a study/second sitting room having a cast log burner. Also from the dining area, there is an opening to the stunning living, dining, kitchen area which has an extensive range of units with granite work surfaces, and a large island unit with granite worktops extending to a dining bar. Integrated appliances comprise two Neff induction hobs with central Neff gas burner and Neff extractor canopy above, Neff oven, combination oven and grill, plus wine cooler. Please note, the American style fridge freezer is not included in sale. Off the kitchen is a large walk-in pantry. The sitting and dining area has a vaulted ceiling which features three Velux rooflights, and bifold doors open to the superb porcelain sun terrace which provides a wonderful indoor-outdoor living space. There is a tiled floor with underfloor heating throughout, plus an air conditioning unit. Off here is a cloakroom fitted with a WC and wash basin, plus a separate utility room which has a comprehensive range of full height fitted cloaks cupboards, ample space for domestic appliances and a door outside.

The first floor landing leads to four bedrooms. The front facing bedroom enjoys lovely views beyond the road to open fields and Cannock Chase in the distance. The three rear facing double bedrooms enjoy equally lovely views across fields towards the Wrekin in the distance. The fantastic principal bedroom has French style double doors opening to a Juliet balcony, built in cupboards, a vertical radiator and an air conditioning unit. It also benefits from a dressing room which has a further range of wardrobes, plus an en suite comprising of a spacious shower with both conventional and waterfall heads, twin circular wash basins set onto a stand with integrated cupboards beneath, WC, exquisite full height wall tiling and contrasting floor tiles with underfloor heating, and a chrome vertical radiator.

The outstanding family bathroom is luxuriously appointed with a large freestanding bath, rectangular wash basin with integrated cupboard beneath, WC, superb full height wall tiling with contrasting floor tiles having underfloor heating, chrome vertical radiator and chrome accessories. There is also a separate shower room which has an electric shower with waterfall head, wash basin with integrated cupboard, and WC.

Outside, the house stands well back from the road beyond remote control gates, which can be controlled via Wi-Fi, with a vast lawned garden to the front of the property and a very spacious drive capable of parking numerous vehicles. There is an extensive range of outbuildings, and to the rear is a beautiful porcelain sun terrace with a slightly raised area immediately to the rear of the property providing a wonderful indoor-outdoor space, having attractive fencing with glass panels above. Please note, the hot tub or any of the structures that are featured in the photographs are not included within the sale.

There is a potential building plot within the grounds and Stafford Borough Council have granted a decision in principle to erect a separate dwelling – application number 25/40840/PIP decision date 11/08/2025. It is the responsibility of all interested parties to familiarise themselves regarding the decision in principle and the various conditions and all other documents appertaining to the application. These are available at www.staffordbc.gov.uk/planning-public-access

The property is situated in a lovely location with great views and is within easy access of the county town of Stafford which has an intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. The property is also within easy access of Cannock Chase, an area of outstanding natural beauty. There are excellent road networks in the area, with junction 13 providing direct access into the national motorway network and M6 toll.

Agents notes: The property is semi-detached.
There is no mains gas and no mains drainage.
The neighbouring property has a decision in principle to build an additional dwelling.
The Land Registry document refers to rights and charges, and a copy of the document is available upon request.
Our dient can't presently find the completion certificate for the extension which was carried out in 2009 and is process of approaching Building Control.
There is CCTV recording. It is quite common for some properties to have a Ring doorbell and internal recording devices.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Septic tank
Heating: LPG gas (Wi-Fi controlled)
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: 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
www.staffordbc.gov.uk/planning-public-access
Our Ref: JGA/15012026
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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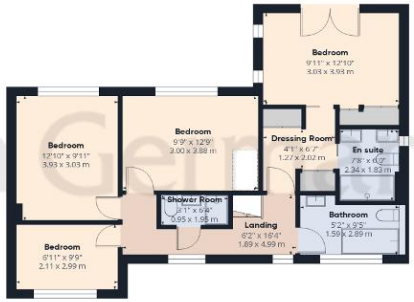
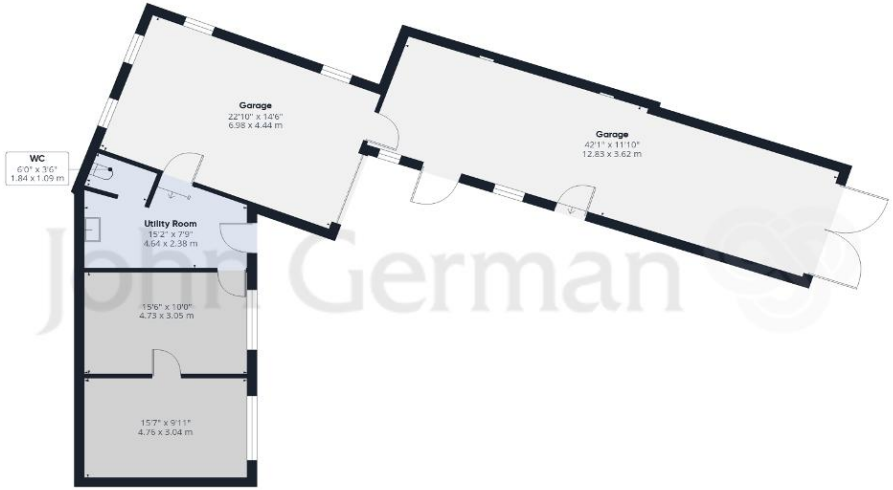
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

3161 ft²

293.7 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.

GIRAFFE360

Agents' Notes

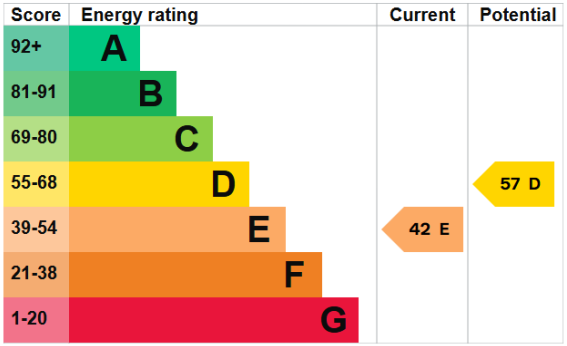
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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