Orchard Lane

Wolseley Bridge, Stafford, ST17 0XR

John German







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£875,000

NO CHAIN

A truly outstanding detached house which provides excellent and very spacious family accommodation. Occupying an equally impressive plot with a particularly lovely and mostly walled rear garden. Situated in this small and exclusive gated development with a secluded area of Wolseley Bridge.

Accommodation: Stunning reception hall which provides a most welcoming introduction to this fine property and has a superb central staircase rising to the first-floor gallery landing above.

Cloakroom with WC and a washbasin set into a granite top with integrated cupboard beneath.

Delightful lounge having an inglenook fireplace which has a cast log burner and there are double French style doors opening on to the terrace and garden.

Well proportioned dining room with glass double doors opening to the reception hall.

Separate study and a comfortable family room with a stone fireplace, double French style doors to the garden and a wide opening to the breakfast dining kitchen.

The kitchen has an extensive range of units with contrasting worksurfaces and includes an integrated dishwasher, Rangemaster oven and an American style fridge freezer. Utility room which has a further range of cupboards and space and provision for domestic appliances.

First floor gallery landing with linen cupboard and off which leads five double bedrooms and all of which have built in wardrobes. Bedrooms one and two are ensuite and have very well-appointed sanitary ware. There is a large family bathroom with bath, separate shower, WC and a wash basin set into a granite top with integrated cupboard beneath.

The house occupies a delightful and extensive plot with established front garden and a spacious side drive which is capable of parking numerous cars and gives access to the double garage. There is a large and mainly lawned "L" shaped garden which is mostly walled.

The house is situated within this small and exclusive gated development which is also secluded. Convenient access to the county town of Stafford and cathedral city of Lichfield. Local shops at Rugeley and excellent rail access at Rugeley, Stafford and Lichfield and there are regular services to London Euston and some of which take only approximately 1 hour 20 minutes. Cannock Chase, an area designated as a place of outstanding natural beauty is a 5-minute drive away.

Agents Notes:
The property is situated in a shared private drive. There are management charges of approximately £900 per annum.
It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.
There are solar panels which will be transferred to the new owner.
There is a TPO on the apple tree in the garden.

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 & 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: Staffordshire County Council / Tax Band G
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA02092026

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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BEACH
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

299.1 m²

3221 ft²

Reduced headroom

0.5 m²

5 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

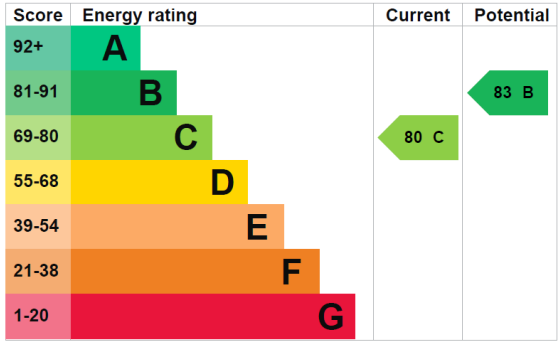
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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