

# The Rise

Stafford, ST17 0LH

John German



John German



# The Rise

Stafford, ST17 0LH

£425,000

A delightful traditional semi-detached house occupying an impressive and slightly elevated plot with a lovely, spacious and established rear garden. Situated in this highly desirable location which is within walking distance of schools for all ages.



John German 

The entrance porch gives access to a very welcoming reception hall which has stairs rising to the first floor and off which leads to a charming lounge with a front facing bay window and a cast log burner. Glazed double doors open into the separate formal dining room which has double French style doors opening onto the rear terrace and garden.

The breakfast dining kitchen has an excellent range of traditional units contrasting granite effect worksurfaces and a Belfast style ceramic sink with adjacent wooden drainers. The utility room has space for domestic appliances, further cupboards and a circular stainless-steel sink. Leading off is a cloakroom with w.c and wash basin with integrated cupboard.

Off the first floor landing are four bedrooms, the principle having a front facing bay window and wardrobes which extend full width to one wall. The rear bedrooms enjoy some far reaching views beyond the rooftops. Completing the first floor is the excellent bathroom comprising shaped bath with shower and screen above and a wash basin and w.c set into an integrated unit with cupboards.

Outside - The house stands back from the road beyond a block paved drive which can park two/three cars. There is an attractive retaining wall to one side with a raised and abundantly stocked bed. To the side a block paved path leads to a lovely Indian stone sun terrace, beyond which lies a traditional lawn and there are various established trees and plants. There is a productive garden area and a hardstanding with gate to the service lane to the rear. There is also a garage/store.

This area is one of the most desirable locations within Stafford and within easy access of junction 13 M6 and the Town Centre which has an intercity railway station, where there are regular services to London Euston, some of which take only 1 hour 20 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 does refer to rights and covenants, a copy of which is available upon request.

**Property construction:** Traditional

**Parking:** Drive & 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:** Stafford Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/150926

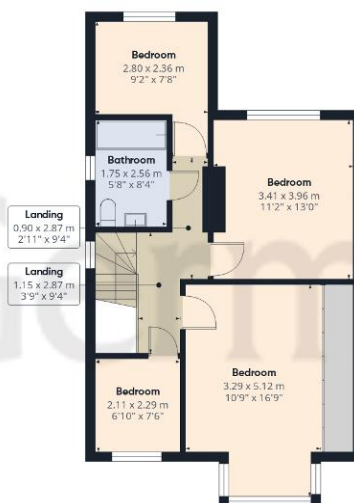
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> 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



Floor 1



**Approximate total area<sup>(1)</sup>**

115.7 m<sup>2</sup>

1246 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>

10 ft<sup>2</sup>

(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



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.

### 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



John German  
 5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR  
 01785 236600  
[stafford@johngerman.co.uk](mailto:stafford@johngerman.co.uk)



Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

[JohnGerman.co.uk](http://JohnGerman.co.uk) Sales and Lettings Agent

