



£825,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: F

## Stafford

Cannock Road  
Stafford Staffordshire



**Indulge in the promise of your ultimate haven! This enchanting Mid Century marvel awaits on the sought-after Cannock Road, nestled on a lush and secluded plot. Brimming with potential, pending planning consent, this home invites you to imagine the endless possibilities of crafting your dream retreat.**

The ground floor boasts a flexible layout, highlighted by a sprawling games room, offering the ideal canvas for creating a cosy annex for a grandparent or teenager's retreat. French doors effortlessly unite the indoor and outdoor spaces, inviting the gentle embrace of the private garden into every corner of the home. Journey upstairs to discover a family bathroom and four well-proportioned double bedrooms, including a lavish master suite complete with a dressing room and en-suite bath/shower. Outside, a sweeping driveway leads to a spacious garage and ample parking, ensuring convenience for all. The expansive rear garden, enveloped in mature foliage, beckons for leisurely afternoons hosting garden parties or simply basking in the tranquillity of your own private oasis. With its blend of charm and potential, this property promises to fulfil every desire.

- Stunning & Substantial Detached Mid Century Home
- Living Room, Dining Room, Study & Breakfast Kitchen
- Substantial Games Room/Potential Teenage/Granny Annex
- En-Suite Bath/Shower Room & Family Bathroom
- Large Private Rear Garden, Garage & Ample Parking
- Highly Desirable Location Close To Cannock Chase

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## Storm Porch

Being accessed through an oak door and having a tiled floor and oak glazed door leading to:

## Reception Hall 8' 6" x 17' 10" max (2.60m x 5.44m max )

An inviting and spacious reception hall having the original oak flooring, radiator, coving, turned staircase leading to the first floor with understairs storage cupboard.

## Guest WC

Having a white suite including a rectangular wash hand basin with chrome mixer tap and splashback tiling and low level WC, Wood effect flooring and window to the side elevation.

## Living Room 21' 9" x 13' 7" (6.62m x 4.14m)

A substantial and beautifully presented living room which includes a living flame log effect fire set within the chimney breast, two radiators, coving, double glazed window to the front elevation, two double glazed windows



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to the side elevation and double glazed windows and French doors giving views and access to the substantial private rear garden.

## **Dining Room** 11' 2" x 15' 2" (3.41m x 4.63m)

A spacious formal dining room having wood flooring, radiator and double glazed window and French doors giving access to the large rear garden.

## **Breakfast Kitchen** 9' 11" x 16' 8" (3.03m x 5.07m)

Having a range of matching units extending to base and eye level with glazed display cabinets and under cupboard lighting. Granite work surfaces with an inset one and a half bowl sink unit with mixer tap. Breakfast island with granite top, wine rack. Range of integrated appliances including an eye level oven/grill, four ring electric induction hob with glass and stainless steel cooker hood over and dishwasher. Space for American style fridge/freezer, useful pan drawers, granite splashback and matching window sill, tiled effect floor, spacious walk-in pantry with shelving, radiator and two double glazed windows to the front elevation

## **Study** 11' 3" x 11' 1" (3.42m x 3.37m)

A spacious third reception room offering flexible usage with wood flooring, radiator and double glazed French doors leading to the large, private rear garden.

## **Rear Hall**

Having a tiled effect floor, radiator, space for washing machine, internal door to the large garage and double glazed door leading to the rear garden.

## **Boiler / Utility Room**

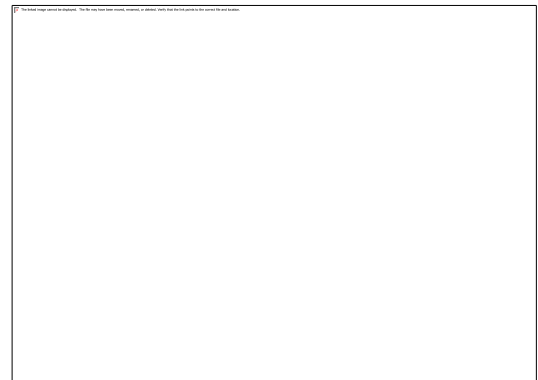
With a wall mounted gas central heating boiler, fitted work surfaces with circular bowl sink, mixer tap and base unit beneath. Space for appliances and double glazed window to the rear elevation.

## **Games Room / Potential Annexe** 24' 11" x 20' 4" (7.60m x 6.21m)

A substantial games room with excellent potential to convert into a self-contained annexe with wood flooring, numerous downlights, purpose built bar with under cupboard lighting, two radiators, two double glazed window to the rear elevation, double glazed windows and French doors leading to the paved seating area and garden beyond.

## **First Floor Landing**

Having a large, double glazed double height feature window to the front elevation and radiator.





## Dressing Room (Bedroom One)

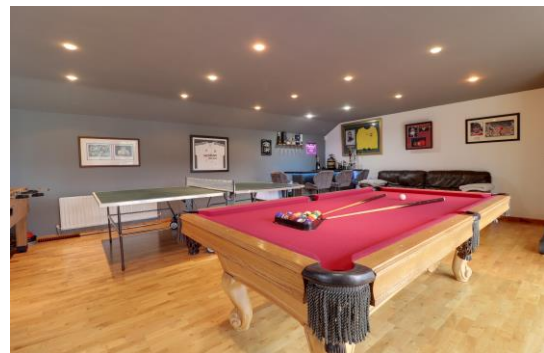
The dressing area provides access to the main bedroom and ensuite and includes a radiator, fitted double wardrobes.

## Bedroom One 15' 0" x 11' 8" (4.56m x 3.56m)

A spacious main bedroom having modern double wardrobes being fitted to one wall with matching drawers beneath, radiator and double glazed windows to the side and rear elevation.

## Ensuite Bathroom (Bedroom One) 6' 3" x 13' 7" (1.91m x 4.14m)

Fitted with a contemporary style suite which includes a panelled bath with a contemporary style central waterfall mixer tap, multi jet shower and steam pod with built in seat, overhead shower and built-in speakers, wash hand basin with chrome mixer tap and low level WC. Tiled effect floor, splashback tiling, chrome towel radiator, downlights and two double glazed windows to the front elevation.



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## **Bedroom Two** 15' 1" x 11' 1" (4.61m x 3.38m)

A second generous double bedroom with a radiator and double glazed window to the rear elevation.

## **Bedroom Three** 11' 3" x 13' 4" (3.42m x 4.07m)

A third good-sized double bedroom having a radiator and two double glazed windows to the rear elevation.

## **Bedroom Four** 9' 11" x 9' 4" (3.03m x 2.84m)

Yet again, a further double bedroom with access to loft space, radiator and double glazed window to the front elevation.

## **Dressing Room (Bedroom Four)** 11' 2" x 7' 9" (3.41m x 2.36m)

Having a radiator and double glazed window to the rear elevation. This room could provide the potential to create a further ensuite shower room.

## **Family Bathroom** 6' 2" x 8' 5" (1.88m x 2.56m)

Having a suite comprising of a panelled spa bath, tiled shower cubicle with mains shower, pedestal wash basin with chrome mixer tap and low level WC. Tiled effect floor, tiled walls, chrome towel radiator and double glazed window to the front elevation.

## **Outside - Front**

The property is set well back from the road being approached over a gravelled 'in and out' driveway and provides parking for numerous vehicles. In addition, there is a central raised stone bed which is bordered by mature trees and a small wooded area. Secure gated access to either side of the house leads to the rear garden and the drive leads to the double garage.

## **Large Garage** 21' 9" x 18' 10" (6.63m x 5.73m)

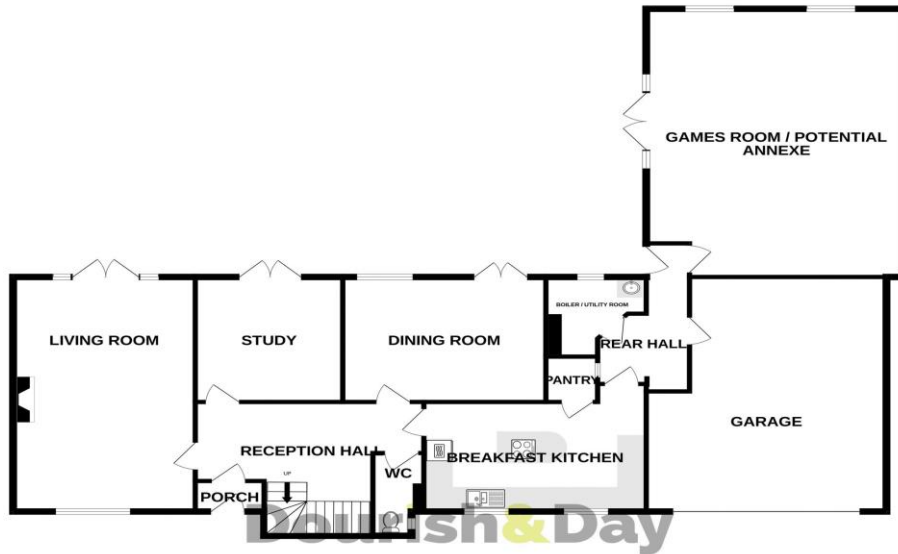
Having access to loft space, power, lighting and electronic roller door to the front elevation.

## **Outside - Rear**

The substantial, private and mature rear garden includes a large decked seating area and a further large paved seating area overlooking the remainder of the garden which is mainly laid to lawn and being bordered by mature trees and shrubs.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>Not energy efficient - higher running costs</small>		75	81
<small>England &amp; Wales</small>		<small>EU Directive 2002/91/EC</small>	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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