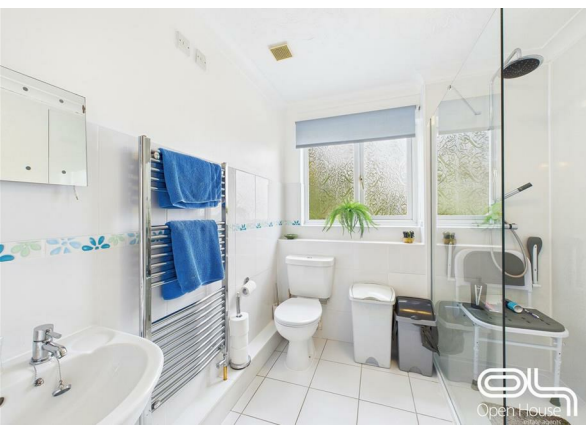
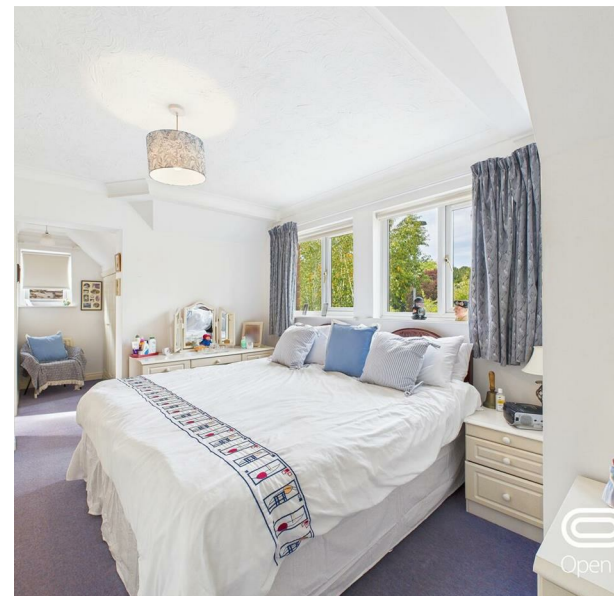


# Green Road, Weston, Stafford, ST18 0JA

## Offers In The Region Of £520,000





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Council Tax Band: F

## Stunning Five-Bedroom Detached Home on Green Road, Weston – Spacious Family Living in a Sought-After Village Setting

Tucked away on the desirable Green Road in Weston, this substantial five-bedroom detached home, built in 1991, offers the perfect balance of modern convenience, generous living space and traditional charm. Thoughtfully designed with families and entertaining in mind, the property extends to over 1,580 sq ft and is ideal for those looking to put down roots in one of Staffordshire's most welcoming villages.

From the moment you arrive, the attractive frontage with ample driveway parking and garage sets the tone for what's inside. Stepping through the entrance hall, you're greeted by a sense of space and flexibility, with a well-planned layout that flows effortlessly from room to room.

The heart of the home is the impressive lounge diner, spanning the depth of the house and filled with natural light from French doors that open directly onto the garden. This versatile space is perfect for family gatherings, relaxed evenings, or hosting friends. The separate kitchen is well-appointed with plenty of storage and workspace, catering to keen cooks and busy households alike. A dedicated office provides the perfect work-from-home setup or could easily serve as a snug or playroom, while a convenient ground floor WC completes the downstairs accommodation.

Upstairs, the home really comes into its own with five generously proportioned bedrooms. The principal bedroom features a private en-suite and dressing area, creating a peaceful retreat at the end of the day. The remaining bedrooms offer flexibility for children, guests, or additional office space, supported by a stylish family bathroom and a further shower room, ensuring everyone's needs are met.

Outside, the low-maintenance rear garden is paved and landscaped, offering an excellent area for outdoor dining, barbecues, and family play without the burden of heavy upkeep. It's a private and secure setting, perfect for both children and pets.

Weston itself is a charming village just a short drive from Stafford. It offers a strong sense of community with a well-regarded primary school, traditional pubs, and lovely countryside walks right on the doorstep. For commuters, excellent road and rail links connect you easily to Stafford, Stone, Lichfield and further afield.

This home represents a rare opportunity to secure a substantial family property in a prime village location, combining space, flexibility, and practicality in equal measure.

### Local Area Highlights – Weston, Stafford

Weston is a picturesque village just a short drive from Stafford town centre, combining rural charm with excellent convenience.

Families are well served by highly regarded local schools, including Weston Road Academy and St Leonard's Primary, with further options in nearby Stafford.

The village benefits from traditional amenities such as a local shop and the popular Saracens Head gastropub, known for its welcoming atmosphere and quality food.

Surrounded by open countryside and scenic walks, including routes along the Trent and Mersey Canal and Cannock Chase Area of Outstanding Natural Beauty, perfect for outdoor enthusiasts.

Excellent transport links with easy access to the A34 and M6, ideal for commuters travelling to Stafford, Stone, Stoke-on-Trent, or Birmingham.

Stafford railway station, less than 5 miles away, offers regular direct services to London Euston, Birmingham, Manchester and Liverpool.

Nearby Stafford town provides a wide choice of shops, supermarkets, leisure facilities and cultural venues including the Gatehouse Theatre.

Stone, just a short journey north, offers additional independent shops, restaurants, bars and a lively monthly farmers' market.

Weston's strong community spirit is reflected in regular local events and activities, making it a friendly and welcoming place to live.

A superb location for those seeking a balance of countryside living with all the convenience of excellent amenities and transport connections close by.

### Hallway

5'8" x 17'5"

This spacious hallway welcomes you with neutral tones and carpeted flooring. It is well-lit, featuring a wooden staircase with a fitted stairlift for ease of access. The hallway provides access to several rooms including the lounge diner, kitchen, office, and a downstairs WC, creating a practical and inviting entrance to the home.

### Lounge Diner

23'7" x 13'5"

The lounge diner is a large, airy room measuring 7.20 by 4.10 metres. It boasts dual aspect windows including a bay window and French doors that open out to the rear garden, allowing plenty of natural light to flood the space. The room features a fireplace with a gas fire, adding warmth and character. Neutral decor and carpeted flooring create a cosy yet versatile living and dining area.

### Kitchen

9'4" x 17'2"

The kitchen is generously sized at 2.85 by 5.24 metres and features a range of light wood cabinets complemented by dark norwegian granite-style work surfaces. It is well-equipped with built-in appliances including an oven and microwave, and has a breakfast bar with seating. The space is bright and practical with tiled flooring and windows overlooking both the front and side of the property.

### Office

8'0" x 13'5"

The office is a secluded room off the hallway measuring 2.46 by 4.09 metres. It is carpeted and well-lit by a front-facing window, providing a comfortable and quiet workspace with enough room for multiple desks or office furniture. The office has built in storage units.

### WC

7'4" x 3'10"

The downstairs WC is compact yet functional, featuring a pedestal basin and WC, with tile-effect flooring and light walls. This convenient cloakroom is accessed from the hallway.

### Bedroom 1

14'7" x 12'0"

Bedroom 1 is a generous principal bedroom measuring 4.47 by 3.67 metres. It benefits from three front-facing windows flooding the room with natural light. Adjoining the bedroom is a dressing area and ensuite bathroom, creating a private suite ideal for comfort and convenience. With built in wardrobes.

### Dressing Area

7'9" x 3'5"

The dressing area off Bedroom 1 measures 2.38 by 1.05 metres, providing ample space for wardrobes or built-in storage. This area leads seamlessly to the ensuite bathroom, adding practicality to the master suite.

### Ensuite

7'10" x 5'7"

The ensuite bathroom, measuring 2.39 by 1.71 metres, is fitted with a walk-in shower, WC and basin. The room is light and airy thanks to a window, offering a modern and private bathing area.









#### **Bedroom 2**

11'11" x 10'6"

Bedroom 2 offers a comfortable space measuring 3.64 by 3.21 metres. It features a window overlooking the side and rear of the property, carpeted flooring, and neutral decor, making it a versatile room suitable for family members or guests. With built in wardrobes.

#### **Bedroom 3**

11'5" x 10'5"

Bedroom 3, measuring 3.50 by 3.19 metres, benefits from a window and a bright interior. The carpeted room is a good size, ideal for use as a single or double bedroom. With built in wardrobes.

#### **Bedroom 4**

8'7" x 9'2"

Bedroom 4 has a window providing natural light and carpeted flooring, perfect for a nursery, study or small bedroom. With built in wardrobes.

#### **Bedroom 5**

8'1" x 8'2"

Please see 360 degree tour







## Open House Staffordshire



Ground Floor



First Floor



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

147.3 m<sup>2</sup>

Reduced headroom

0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 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



### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 73                      | 78        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |