



Linden House, 383 Eccleshall Road, Stafford, ST16 1PF

 Parker  
Hall



Showcasing a wealth of original character is Linden House, a traditional 1920s semi detached home benefitting from deceptively spacious family accommodation, three bedrooms and established south facing gardens. Having been remodelled and extended over time, Linden House offers well presented interiors set over three floors ideal to suit any growing family. The property retains many original features including Minton tiled flooring and original doors, and comprises briefly reception hall, sitting room, study, dining room, kitchen and garden room to the ground floor, with two bedrooms, a master en suite and bathroom to the first floor and a further bedroom and large landing area to the second. Outside, there is parking for a number of vehicles to the front aspect and gated access leads to the rear where there is a detached garage. The rear garden extends to a superb size, enjoying much privacy and a

sunny southerly aspect.

Linden House is set on the outskirts of Stafford, a location popular for its well connected road network and comprehensive array of amenities. Just a short drive from the property in the town centre there are a range of supermarkets, retail parks, leisure facilities and restaurants, as well as a train station, regular local bus service and Stafford Park. And for further outdoor pursuits, the idyllic surrounding countryside and Cannock Chase can be reached within a short drive. The property is well placed for commuter access to the A34 and M6 J 14, giving swift access to commercial centres including Stoke on Trent, Cannock, Walsall and Wolverhampton. Birmingham and Manchester International airports can also both be reached within an easy drive.



- Traditional Semi Detached Home
- Wealth of Original Features
- Spacious Extended Accommodation
- Three Reception Rooms
- Kitchen & Study
- Reception Hall with Minton Floor
- Three Bedrooms
- Landing Area/Playroom/Occasional Bedroom
- En Suite & Bathroom
- Generous Gardens
- Detached Garage & Ample Parking
- Well Placed for Commuter Routes/ Local Amenities

**Reception Hall** 4.75 x 2.14m (approx. 15'6" x 7'0")  
A stained glass front door opens into this spacious hallway, having original Minton tiled flooring, staircase rising to the first floor with traditional oak panelling and character doors opening into:

**Sitting Room** 4.54 x 3.71m (approx. 14'10" x 12'2")  
A well presented reception room having bay window to the front aspect and a period fireplace with gas fire set to tiled hearth and oak mantle

**Study** 2.94 x 2.84m (approx. 9'7" x 9'3")  
A useful home office having window to the side, door to the side and a useful fitted storage cupboard

**Dining Room** 4.03 x 3.6m (approx. 13'2" x 11'9")  
A spacious formal dining area having oak flooring, fitted storage, a traditional radiator and a fireplace with oak mantle. Opening into:

**Kitchen** 5.04 x 2.59m (approx. 16'6" x 8'6")  
Comprising a range of wooden wall and base units with complementary worktops over, housing inset sink with side drainer, spaces for a dishwasher and washing machine and integral appliances including double oven, electric hob and fridge. There is a window to the rear and the kitchen has tiled flooring and a door into:

**Garden Room** 5.31 x 3.43m (approx. 17'5" x 11'3")  
Having been remodelled and upgraded from an original conservatory, this reception room has double doors out to the gardens, tiled flooring and windows to the sides







Stairs rise from the **Reception Hall** to the **First Floor Landing**, where there is a window to the side and doors opening into:

**Master Bedroom** 3.76 x 3.37m (approx. 12'3 x 11'0)  
A spacious double bedroom having window to the front aspect and a range of fitted wardrobes and drawers. With private use of:

**En Suite** 2.12 x 1.98m (approx. 6'11 x 6'6)  
Fitted with pedestal wash basin, WC and corner shower, with half tiling to walls and an obscured window to the front

**Bedroom Two** 3.04 x 3.01m (approx. 9'11 x 9'10)  
Another good sized bedroom having window to the rear overlooking the gardens, a fitted walk in



wardrobe and further mirror fronted wardrobes

**Bathroom** 3.06 x 2.82m (approx. 10'0 x 9'3)  
Fitted with pedestal wash basin, WC and bathtub with shower attachment, having half tiling to walls and an obscured window to the side

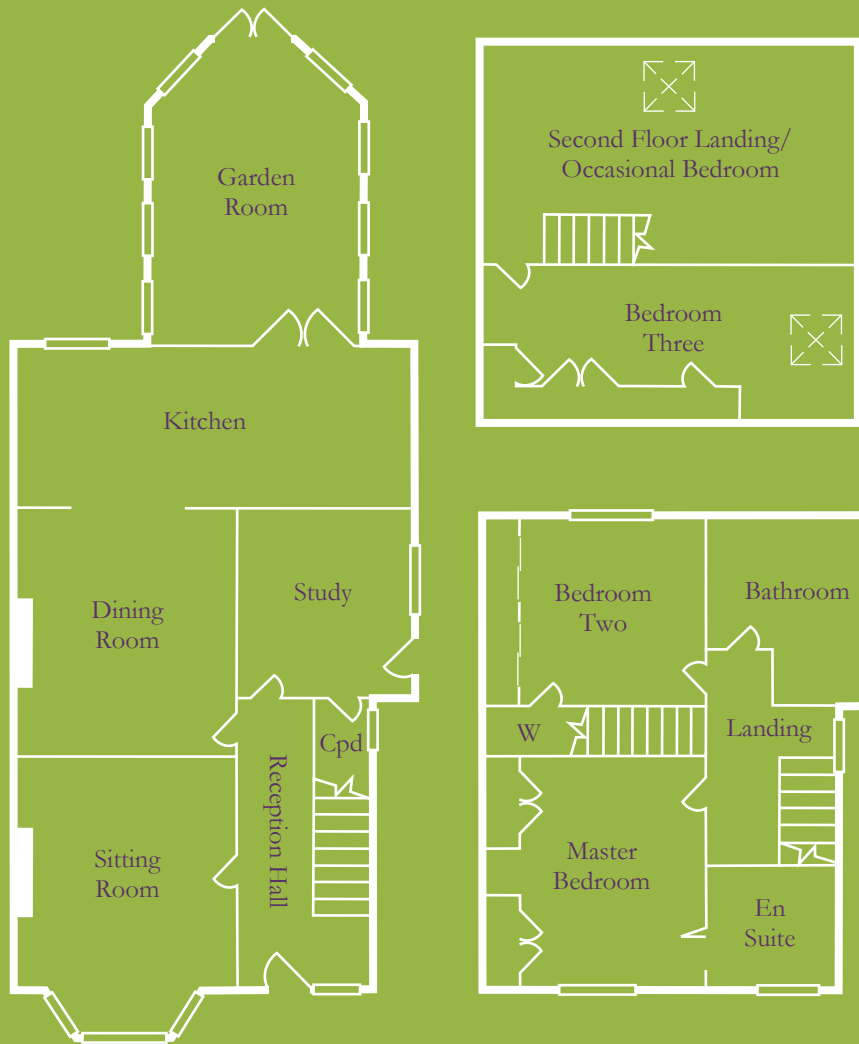
Stairs rise to the **Second Floor Landing** which is

ideal for use as a games room/teenagers lounge or an occasional bedroom, having exposed beams and a skylight. A door opens into:

**Bedroom Three** 4.87 x 1.82m (approx. 15'11 x 5'11)  
Having a skylight and a range of fitted furniture including wardrobes and a dresser







### Outside

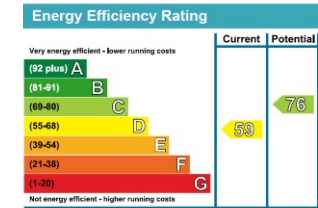
A walled driveway to the front of Linden House provides parking and turning space for a number of vehicles as well as access down the side into the gardens and:

**Detached Garage** 5.69 x 3.47m (approx. 18'8 x 11'4)

With manual entrance door, power and lighting and a courtesy door to the side

### South Facing Garden

Enjoying plenty of sunlight and privacy, the established garden extends to a generous size and is laid to a paved terrace, mature lawns and stocked borders. There is an area to the top of the garden ideal to be utilised as a vegetable garden and a gate leads out onto a public playing field to the rear



**General note:** 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.