Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



4 Sheriffs Way, Eccleshall, Stafford, ST21 6BQ

Asking Price

£495,000

- Just Off Eccleshall High Street
- Four Bedrooms
- Spacious Reception Rooms
- Double Garage
- Private Cul-De-Sac Location
- En-Suite Shower Room
- Fitted Kitchen & Separate Utility Room
- No onward Chain

PRIME LOCATION AND SUPERB EXTENDED ACCOMMODATION

Sheriffs Way is a short private residential cul-de-sac tucked away off Eccleshall High Street.

It combines convenience and easy access to all the facilities of Eccleshall itself with a degree of privacy and exclusivity which is never found on a large estate of modern properties.

This house has been in the same ownership for the last 50 years and has been lovingly improved and extended both internally and externally.

The accommodation is particularly well proportioned and does of course feature UPVC double glazing as well as gas central heating, four bedrooms complete with an en-suite shower room to the master bedroom, fitted kitchen, utility room, ground floor cloakroom and much much more.

This property has a unique feel which has to be experienced by viewing!

For more information call or e-mail us.





GROUND FLOOR

COVERED PORCH
Tiled floor.

ENTRANCE HALL
UPVC double glazed front door and window. Tiled floor. Double radiator. Stairs leading to the first floor.

CLOAKROOM/WC
5'11 x 5'9 (1.80m x 1.75m)
Tiled floor. White wc and wash basin in a range of white fitted storage cupboards, drawers and a coat cupboard. Spotlights. UPVC double glazed window with fitted roller blinds.

LOUNGE
22'2 x 13'4 (6.76m x 4.06m)
Fitted carpet. Two double radiators. UPVC double glazed window. Traditional coving. Elegant white fireplace surround and living flame gas fire. Doorway from the hall. Traditional cornice. Open archway leading into the...

DINING ROOM
13'3 x 10'5 (4.04m x 3.18m)
Fitted carpet. UPVC double glazed window overlooking the garden and UPVC double glazed double doors opening onto the patio - both with fitted roller blinds. Traditional cornice.

KITCHEN
10'4 x 9'4 (3.15m x 2.84m)
Tiled floor and part tiled walls. Excellent range of wall cupboards and base units with an off white paint effect finish, soft close doors and drawers, Siemans electric hob, double oven and stainless steel hood. Double radiator. UPVC double glazed window with fitted roller blind. Under stairs pantry or store room. Fitted breakfast table. Door leading into the...

UTILITY ROOM
9'4 x 7'0 (2.84m x 2.13m)
Tiled floor and part tiled walls. Wall cupboards and base units with a natural timber finish. Mexico floor standing gas central heating boiler. Plumbing for washing machine. Space for under counter freezer and dryer. UPVC double glazed windows and external door. Door leading into the garage.

FIRST FLOOR

GALLERIED LANDING
Fitted stair and landing carpets. Airing cupboard with lagged hot water cylinder. Shelving. UPVC double glazed window. Radiator. Access to the loft.

BEDROOM ONE
13'3 x 10'2 (4.04m x 3.10m)
Fitted carpet. Radiator. UPVC double glazed window. Complete range of fitted furniture including wardrobes with room height mirrored doors.

EN-SUITE SHOWER ROOM
8'5 x 3'0 (2.57m x 0.91m)
Vinyl flooring. Tiled walls. Stainless steel electric radiator and fan heater. White low level wc and wash basin within a fitted unit. Walk in fully tiled shower. UPVC double glazed window with fitted roller blind. Shaver socket.

BEDROOM TWO
13'4 x 8'2 (4.06m x 2.49m)
Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind. Fitted wardrobe with mirrored sliding doors.

BEDROOM THREE
10'11 x 8'4 (3.33m x 2.54m)
Fitted carpet. Radiator. UPVC double glazed window. Built in wardrobes.

FAMILY BATHROOM
8'2 x 5'7 (2.49m x 1.70m)
Fitted carpet. Tiled walls. Two UPVC double glazed windows with fitted roller blinds. Fitted mirror. Pale coloured suite including panelled bath with shower and screen over, wash basin and wc. Towel rail radiator.

BEDROOM FOUR
9'4 x 8'0 (2.84m x 2.44m)
Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind. Built in wardrobe/storage cupboard.

OUTSIDE
Beautiful mature and well-stocked gardens with many exceptional trees and shrubs are a feature of this property. They have been established, lovingly tended and improved over the 50 years of the present ownership.

The rear garden is set out over several levels with meandering paths leading towards the Summer House. There are also external power sockets, lights and a cold water tap.

There is a sweeping block paved driveway with space to park several vehicles, which leads to the...

DOUBLE GARAGE
18'4 x 17'1 internal measurements (5.59m x 5.21m internal measurements)
Light and power. Two double doors.








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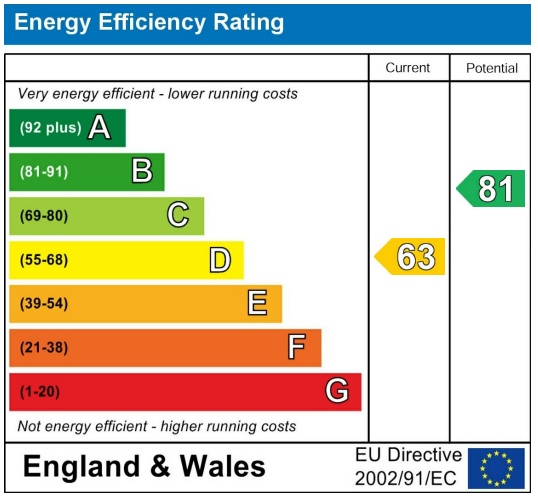

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
63
81
England & Wales
EU Directive 2002/91/EC


Chester Rd
Castle St
Church St
High St
Eccleshall
Gaol Butts
Shaws' Ln
Newport Rd
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - E





PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.

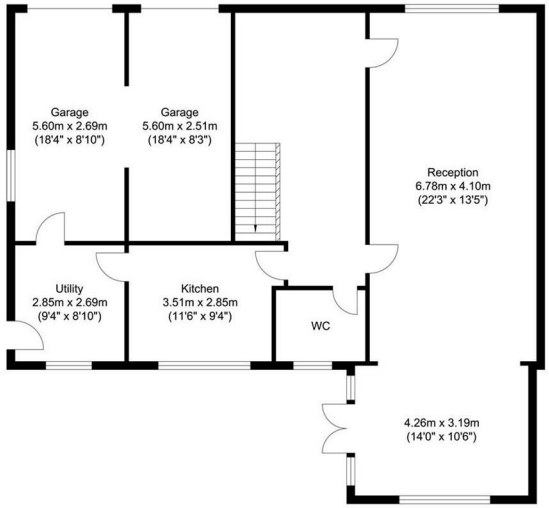
* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

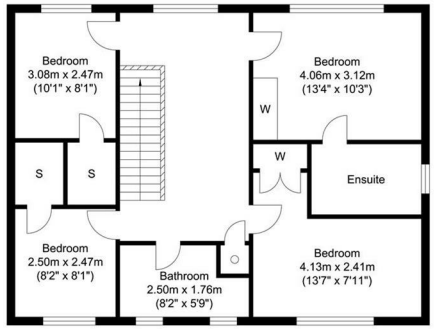
• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £175 (inc VAT) as a referral fee for legal services.



Ground Floor



First Floor

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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