



## 1 Rowley Avenue, Stafford

£575,000 Freehold



Holly Bank, this imposing and substantial period semi detached house sits in 0.36 of an acre plot. • Four huge double bedrooms, bathroom, shower room, study and two loft rooms on the first and second floors. • Mature and well kept gardens, double garage, large workshop, carport and a selection of brick built sheds. • Entrance hall, three generous reception rooms, breakfast kitchen, scullery, wet room and access to the cellar all on the ground floor. • Located on sought after Rowley Avenue, walking distance of Stafford town centre, the train station, great commuter links and popular schooling.



The great Holly tree, having adorned the British landscape for centuries this tree the namesake of this great house will have roots which will remain as one despite the branches growing long and strong and in different directions. The secret of a strong family tree is surely the strongest of starts in a fabulous house just like this. A substantial period semi detached with stunning original features throughout has been in the same family ownership for over five decades, and is now ready to embrace and nurture it's new family. With extensive accommodation which includes on the ground floor an imposing entrance hall with original tiling and cornicing, this leads to the three fabulous reception rooms, breakfast kitchen, wet room and has access to the spacious cellar. From the rear hall you can also access a useful walk through store to the scullery for all your practical needs and where the boiler is located, further garden store/potting sheds. On the first floor there are three large double bedrooms and bathroom with separate shower room as well as a study and walk in airing cupboard, then on to the second floor where there is a further large bedroom and two walk in loft rooms. Let your imagination run wild with the endless possibilities of allowing your own family tree to grow and flourish, the property would benefit from some modernisation and perhaps some tweaks to the layout, but the space to do so is simply phenomenal. Outside a mature front garden flanks the long drive which leads to the rear of the property, the double garage and generous carport area. The gardens are neatly kept and have an interesting array of plants, shrubs and trees with lovely lawned gardens to relax in. The property sits in a generous plot of 0.36 of an acre and in the sought after location of Rowley Avenue which is walking distance to Stafford town centre and the mainline train station as well as having excellent road commuter links and popular schooling. Holly Bank offers the most incredible opportunity to be your very own family tree, the roots will remain the same but the directions your own family's branches grow will be perfect just for you.

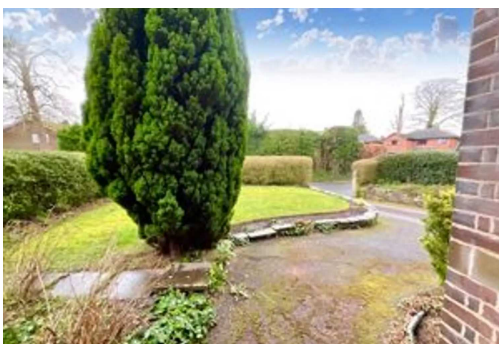


A stunning period semi-detached house with original features, spacious rooms, cellar, and ample garden space. Requires modernisation. Situated in a sought-after location near town centre and train station. Perfect for a new family tree to flourish. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

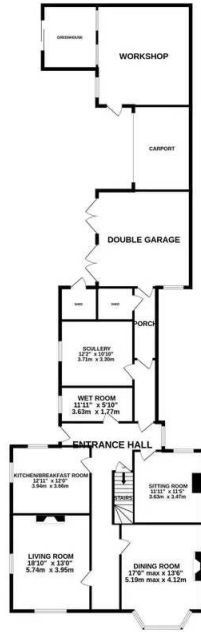
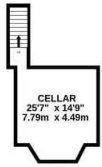


BASMENT

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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.  
Made with Metropix ©2024



You can include any text here. The text can be modified upon generating your brochure.