



## Flat 4, The Shawms Radford Rise, Stafford

£155,000 Leasehold



The Shawms is an elegant Grade II listed Arts and Crafts building, now home to this spacious first-floor, one-bedroom apartment with views over the south of Stafford and Wildwood Nature Reserve. • Bright living room with high ceilings, traditional coving, two storage spaces and stone mullion windows. Spacious double bedroom overlooking the gardens, plus a kitchen, utility, and bathroom. • Located on the highly sought-after Radford Rise in Weeping Cross, offering beautifully manicured gardens, a horseshoe driveway, further off-road parking and its very own garage. • Communal South-West facing wraparound gardens with patio seating areas, lush grass lawns, and mature shrubbery. • This lovely home is perfect for First-Time buyers, downsizers, or anyone simply looking for their own space in a spot offering period charm with modern-day comforts.





Prepare to step into your very own **Regency-worthy residence**—no corsets required. Located on the highly sought-after **Radford Rise in Weeping Cross**, this first-floor one-bedroom apartment resides within *The Shawms*, an elegant **Arts and Crafts, Grade II listed building** with a story as rich as Lady Whistledown's gossip column. Dating back to the early 1900s, this distinguished address is perfectly poised for those seeking period charm with modern-day comforts—truly a home that would have the *ton* talking.

Inside, the apartment makes a grand first impression with a **bright and airy living room**, complete with **high ceilings and traditional coving**. **Stone mullion windows** frame picturesque views across the generous communal gardens, while **two spacious storage rooms** ensure there's ample room for everything from walking boots to winter cloaks. The **double bedroom** offers serene views south across Stafford and out toward the **Wildwood nature reserve**. The kitchen features matching base and overhead cabinetry with space for appliances, and an adjoining utility area means storage dilemmas are firmly a thing of the past. A well-appointed bathroom with a bath/shower duo, sink, and W/C completes the interior.

Outside, the drama continues. A **sweeping front garden** and **horseshoe driveway** set a suitably grand tone, while additional parking and your **very own garage** add everyday practicality. To the rear and side, **South-West facing communal gardens** wrap around the building, offering patio seating areas, a vast manicured lawn, and beautifully maintained hedging and shrubbery.

### Location

Located to the south-east of Stafford town centre, **Weeping Cross** is one of Stafford town's most popular and well-established residential neighbourhoods. Known for strong community spirit, excellent local amenities, and proximity to beautiful countryside, these areas are especially sought after by families and professionals alike.

**Weeping Cross** offers a great mix of modern and traditional homes, well-regarded schools, and everyday conveniences including shops, pubs, and healthcare facilities. **Wildwood** is particularly popular with families thanks to its attractive housing developments, nearby parks, and **schools**, while **Baswich** combines leafy streets and riverside walks with easy access to the town centre and surrounding green spaces. All three areas fall within the sought after Walton High School catchment.

Residents enjoy superb transport links, with **Stafford railway station** providing regular direct services to Birmingham, Manchester, and London, and the **M6 motorway (Junction 13)** only a short drive away. The nearby **Cannock Chase Area of Outstanding Natural Beauty** and **Staffordshire & Worcestershire Canal** offer endless opportunities for walking, cycling, and outdoor leisure.





Regency-worthy first-floor, one-bedroom apartment in a beautiful Grade II listed Arts and Crafts building on Radford Rise, Weeping Cross. High ceilings, double bedroom, garden views, garage, off-road parking, and a fantastic, sought-after location near amenities, schools, and transport. Council Tax band: B

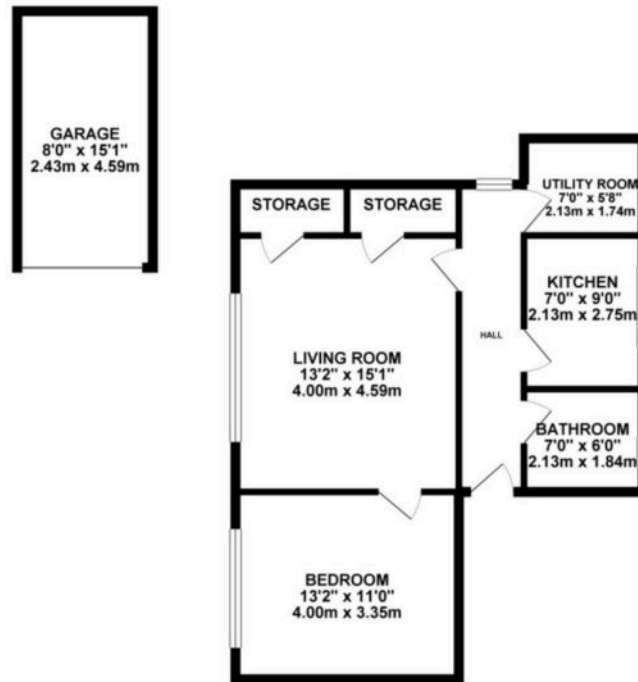
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

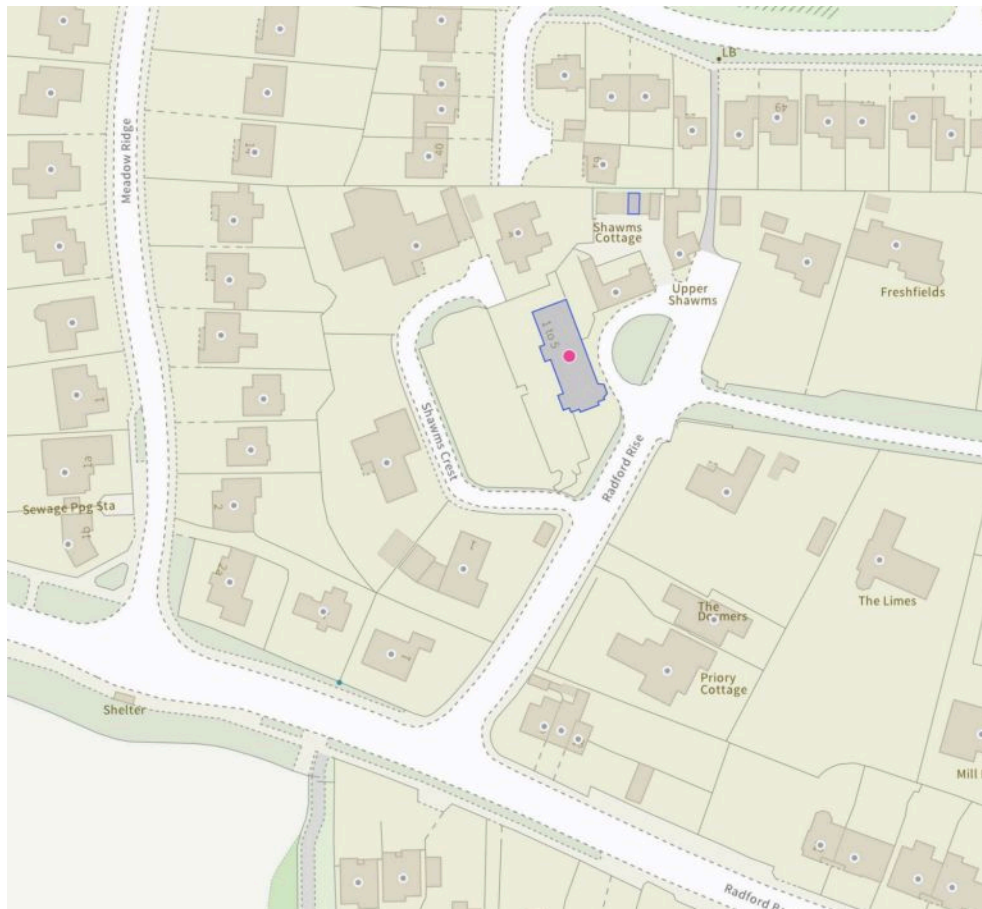


GROUND FLOOR 716.23 sq. ft.  
(66.54 sq. m.)



TOTAL FLOOR AREA - 716.23 sq. ft. (66.54 sq. m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The purchaser is advised to verify all measurements and details shown on the plan, as to their accuracy and to their satisfaction, before completion of the purchase.



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