

Coton Avenue

Stafford, Staffordshire, ST16 3RT



A very attractive traditional semi detached house that has been in the same family ownership for approximately 70 years. Occupying a lovely plot with an established rear garden and within walking distance of the Technology Park, general hospital and town centre.

NO UPWARD CHAIN

£224,999

John German

Located at the end of a quiet cul de sac, the property enjoys a great location being particularly convenient for Stafford Technology Park and general hospital. The town centre has an intercity railway station with regular services operating to London Euston, some of which take approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

Step inside an enclosed porch that opens to the reception hall where stairs rise to the first floor with a useful under stairs pantry.

The lounge has a front facing bay window with leaded upper lights and an electric coal effect fire. A wide opening with double sliding doors leads to the dining room that has patio doors to the sun terrace and garden beyond.

The kitchen has a range of white units and a stainless steel sink and drainer. Off here leads a rear lobby that has an outer door and a door to a guest WC.

On the first floor are three bedrooms, two of which are large double sized rooms and one has an extensive range of built in wardrobes.

The shower room has attractive full height tiling, a corner shower, low flush WC, pedestal wash hand basin, vertical towel radiator and also houses the airing cupboard.

Outside there is an attractive front garden with a delightful and slightly sunken terrace having a raised rockery with established plants and mature hedge. A side tarmac drive has gates leading to a further area of the drive (this area reduces in width) which in turn leads to the garage (please note the garage contains asbestos).

To the rear is a deep sun terrace with steps down to a lovely mainly lawned garden enjoying a variety of mature and established bushes and trees beyond which is a further secluded area of garden that has a shed.

Note: The property is not registered with Land Registry.

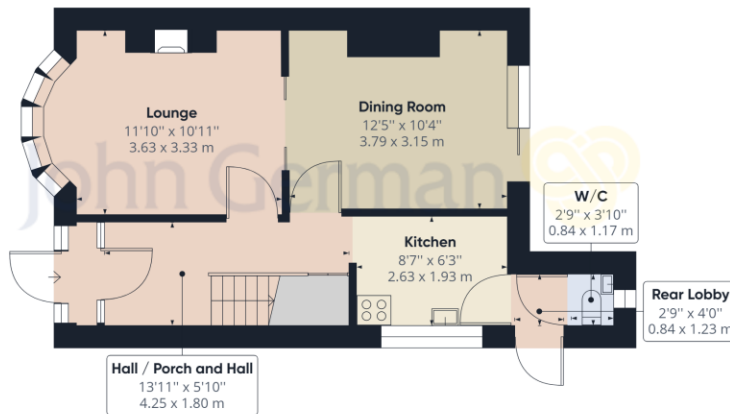
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

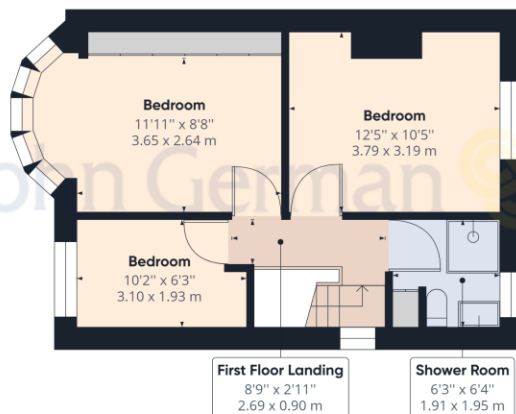
Useful Websites: www.staffordbc.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15092022

Local Authority/Tax Band: Stafford Borough Council / Tax Band C



Ground Floor Building 1



First Floor Building 1

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Approximate total area⁽¹⁾
 843.78 ft²
 78.39 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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