

Salt Avenue
Stafford, ST17 4DW



A spacious four-bedroom end of terrace family home offered to the market with no onward chain.

£225,000

John German 

This spacious four bedroomed end of terraced family home sits proudly on Salt Avenue in the county town of Stafford.

A popular and convenient location for Stafford's town centre with its range of shops, supermarkets, bars, restaurants and pubs. It has its own intercity railway station providing regular services to London Euston taking approx. 1 hour 20 minutes and junctions 13 and 14 of the M6 provide direct access into the national motorway network. This property falls into the catchment area for St Paul's Primary School which was awarded Outstanding in its latest Ofsted report and King Edwards VI High School.

The property in brief comprises entrance hallway where carpeted stairs rise to the first-floor landing, two spacious reception rooms, an extended kitchen diner, ground floor shower room and conservatory. Upstairs there are four bedrooms, three spacious doubles and one single, a family bathroom and separate WC.

Outside to the front of the property is a small, stoned garden, driveway with access to the garage and to the rear is a low maintenance paved garden with a variety of trees, shrubs and plants.

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

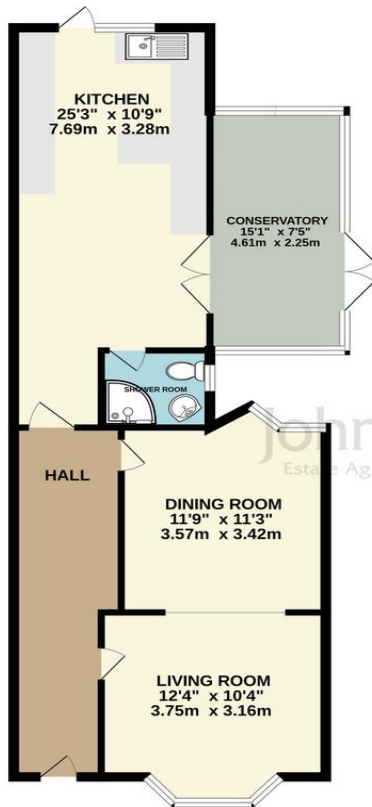
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.staffordbc.gov.uk

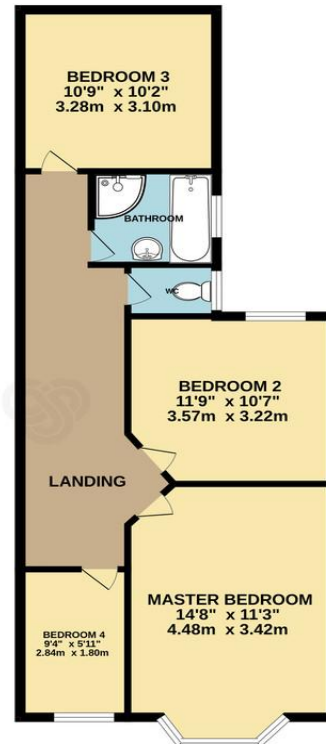
Our Ref: JGA/16122022

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

GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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