



An excellent link detached house situated in this most popular of areas within walking distance of schools for all ages.

Offers In Region Of £320,000

Located in one of the most sought after areas of Stafford being within easy access of schools for all ages and nearby shopping facilities are located at nearby Bodmin Avenue and Wildwood. Stafford has the benefit of an intercity railway station offering regular services to London Euston, some of which take approx. one hour and twenty minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 Toll.

Step inside the reception hall having stairs rising to the first floor landing and a guest's cloakroom off with a two piece suite.

There is a particularly spacious L-shaped lounge and dining area having two sets of patio doors opening onto the patio and garden, providing a light and spacious feel.

The kitchen has a range of white units with contrasting work surfaces incorporating a stainless steel sink and drainer.

The first floor landing has a cupboard housing the gas fired boiler. Doors lead to four bedrooms all of which have built in wardrobes, the fourth bedroom is currently used as a shower room with wash basin. The rear bedrooms enjoy lovely views over the rooftops towards Cannock Chase in the distance.

Completing the first floor is a bathroom fitted with a white suite comprising bath with electric shower over, pedestal wash basin and low flush WC.

Outside - The property stands back from the road beyond a front garden and a drive leading to a carport/garage.

To the rear there is a paved sun terrace with lawn beyond and abundantly stocked mature borders.

Agents 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.

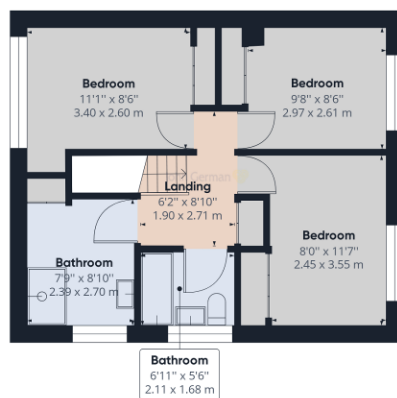
Useful Websites:

www.gov.uk/government/organisations/environment-agency

www.staffordbc.gov.uk

Our Ref: JGA/20062023

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



John German

Approximate total area⁽¹⁾
1293.20 ft²
120.14 m²

Reduced headroom
9.42 ft²
0.87 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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		82 B
69-80	C		
55-68	D	68 D	
39-54	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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