

Bodmin Avenue

Stafford, ST17 0ED



An excellent extended four bedroom semi detached house which provides outstanding family sized accommodation and is situated in this highly desirable location, within easy walking distance of the shops at Bodmin Avenue and also local schools.

£260,000



John German 

An enclosed porch opens to the reception hall which has stairs rising to the first floor landing and a useful understairs cupboard.

The very pleasant lounge has a front facing bay window and stone fire place having a coal effect gas fire. There are double doors opening to a separate dining room which has a rear facing window and a French style door opening to the lovely sun terrace and garden.

The kitchen has a range of units with a stainless steel sink and drainer unit and contrasting wood effect work surfaces. There is also a built-in cupboard and a wall mounted Baxi gas boiler. An enclosed side entrance gives access to the garage and also to the shower room which has shower, WC and a wash basin.

On the first floor, there is a split landing and off which leads four bedrooms and bathroom, three of the bedrooms are double in size. The bathroom comprises bath with shower, wash basin with integrated cupboard beneath, linen cupboard and there is a separate WC having a low flush WC.

Outside, the property stands well back from the road behind a drive which leads to a garage and there is a mainly lawned garden with mature hedge and borders.

To the rear of the property lies a delightful, paved sun terrace with half height York stone wall and steps leading to a lovely, again mainly lawned garden which has an ornamental pool and established borders.

The location is outstanding being within walking distance of the local shops at Bodmin Avenue, doctors surgery, library and local schools for all ages. Stafford town centre has the benefit of an intercity railway station and there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

Agents note: No internet access presently to the property.

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

Our Ref: JGA/18072023

Local Authority/Tax Band: Staffordshire County Council / Tax Band C



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



John German
 5 Pool Lane, Brocton, Stafford, Staffords hire, ST17 0TR
 01785 236600
 stafford@johngerman.co.uk

Agents' Notes

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Referral Fees

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