

Edmund Avenue
Stafford, ST17 9FT



Delightful, three bedroom detached house which is immaculately presented and situated in this exceptionally popular location.

£299,950



John German

Accommodation

There is an enclosed porch with tiled flooring, opening to the reception hall with stairs rising to the first floor landing.

The lounge is delightful, having a front facing bay window, an attractive stone fireplace with gas coal-effect fire, engineered oak flooring which extends through a wide arch into the dining area which in-turn has patio sliding doors to the conservatory which enjoys views over the lovely garden and has double French doors leading out to the sun terrace.

The kitchen is superbly appointed, fitted with a range of high and low level units with contrasting granite-effect work surfaces, and a matching high-level dresser style unit. Individual stainless steel circular bowl and sinks with chrome and mixer tap. There is also a stainless-steel five-burner gas hob with splash plate and extractor canopy above and double oven beneath. There is space and provision for other domestic appliances (please note that these are not included in the sale). Additionally, there are complimentary tiled splashbacks, a useful under stairs cupboard and a cloakroom off having a white suite comprising low flush WC and pedestal wash basin.

On the first floor, there are three bedrooms, with the principal bedroom having a built-in wardrobe and the benefit of its own en-suite. There is a further double bedroom and a third single bedroom with a built-in wardrobe.

The family bathroom is exceptionally well-appointed with a white suite comprising a jacuzzi spa bath with shower above, wash basin and WC which are set into an integrated unit with cupboards and shelving, plus a chrome towel radiator.

Outside, the property stands back from the road beyond a neatly laid, lawned front garden and has a side drive to the garage. Gated side entrance leads to a patio with lovely garden beyond having deep and established borders, whilst being mainly laid to lawn and also having an additional sun terrace.

The property is situated in this very popular area which is within walking distance of Stafford town centre and also the intercity railway station where there are regular services operating to London Euston, taking approximately only 1hr 20mins. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

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.

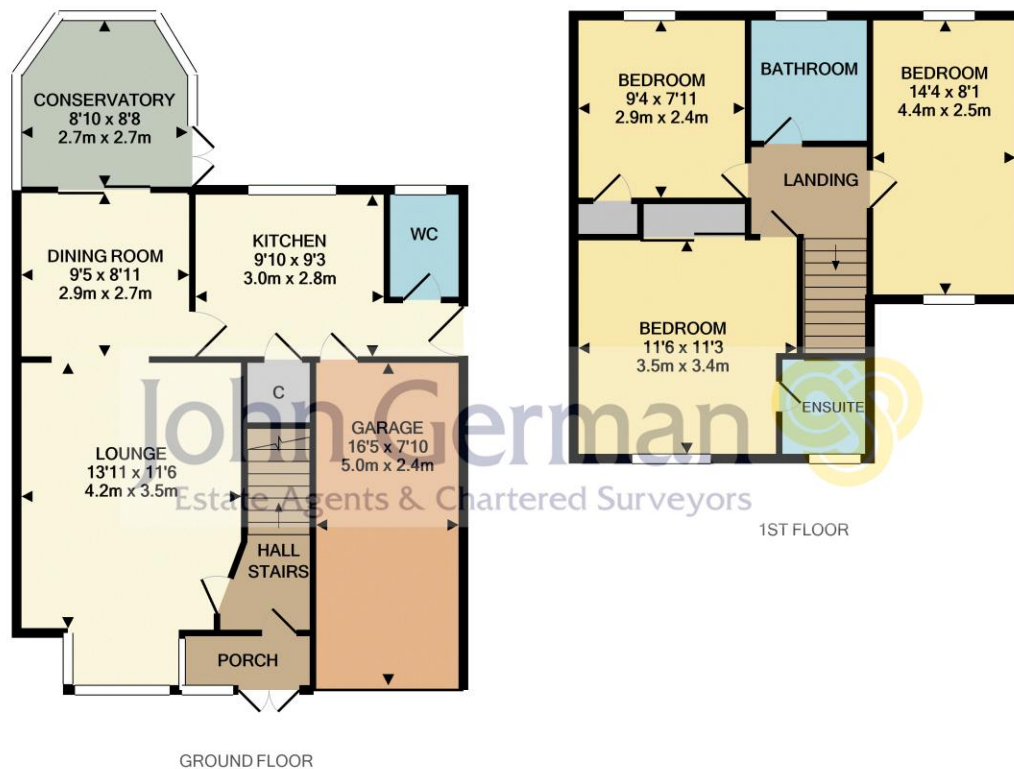
Useful Websites:

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

<https://www.staffordshire.gov.uk/environment/planning/homepage.aspx>

Our Ref: JGA/04082021

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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

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