

# Yelverton Avenue

Weeping Cross, Stafford, ST17 0HE



A particularly attractively presented detached house situated in this immensely popular location which is so highly sought after and convenient for schools for all ages and local facilities at Bodmin Avenue.

Guide Price £365,000

John German 

An enclosed porch which leads to a reception hall which has stairs rising to the first floor landing, useful under stairs cupboard, in addition to a fitted shoe cupboard. There is also a guest cloakroom with wash basin and WC. The superbly appointed breakfast kitchen has an excellent range of sage coloured shaker style units with contrasting work surfaces, stainless steel one and half bowl sink and drainer, a pull out larder unit, carousel unit, Leisure range oven with extractor canopy above and integrated dishwasher and fridge freezer. There is also a dining bar, downlighting, light beneath wall mounted units and veg and fruit basket storage. The delightful and well proportioned lounge has a marble fireplace incorporating electric coal effect fire and double French style doors with full height side windows opening to the garden. There is also a separate study/fourth bedroom which is dual aspect.

On the first floor, there is a generous sized landing area and off which leads three double bedrooms and a superbly presented family bathroom which is appointed to a particularly high standard having full height tiling, bath, separate spacious double with shower, WC, wash basin with integrated cupboard beneath, downlighting and two vertical towel radiators.

Outside, the property stands back from the road beyond a drive leading to the garage which has space and provision for a washing machine and dryer and also houses the gas fired boiler. There is a personal door to the side of the garage. Gated side entrance leads to a very pleasant garden which is mainly laid to lawn with abundantly stocked mature borders.

The property enjoys an enviable location which is within easy access of the county town of Stafford where there is an intercity railway station and there are many services operating to London Euston, some of which only take approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

**Agents notes:** The property was extended before our clients purchased it in 2005 and we understand there is no paperwork available for the extension. There are covenants and rights mentioned within the Land Registry document and a copy of the document is available from our office for inspection.

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

**Property construction:** Brick

**Parking:** Drive & garage. EV charger.

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Cable ultrafast. See Ofcom link for speed:

<https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/10012024

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Approximate total area<sup>®</sup>

1227.2 ft<sup>2</sup>  
114.01 m<sup>2</sup>

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.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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