

# Edmund Avenue

Castle House Gardens, Stafford, ST17 9FT

John German



FOR SALE  
John German  
Sales & Lettings  
01785 236600

21



# Edmund Avenue

Castle House Gardens, Stafford, ST17 9FT

£320,000

An executive style detached family home offered  
to the market with no upward chain.

John German are delighted to offer to the market with no upward chain this well presented detached family home situated on Edmund Avenue, a popular cul-de-sac within the small Castle House development set back from Newport road. Local amenities including schools and shops are within close proximity, the town centre is also within easy reach, together with its wide range of amenities, plus the train station which provides direct access to London.

Internally the property comprises composite entrance door opening into the welcoming hallway with carpeted stairs rising to the first floor landing and door leading into the living room. The living room has a walk-in uPVC double glazed bay window to the front aspect, carpeted flooring, various wall and ceiling light points and a door leading into the dining room. The second of two generously sized reception rooms is currently being used as a dining room having carpeted flooring, uPVC double glazed sliding doors opening out onto the paved seating area and garden and a door opening into the kitchen. The modern refitted kitchen has a range of matching wall and base units with wooden effect work surfaces over with inset one and a half bowl stainless steel sink drainer with mixer tap, tiled splashbacks, and a range of integrated kitchen appliances including an oven/grill, four ring gas hob with cooker hood over and space for fridge/freezer. There is a herringbone effect flooring, spacious under stairs storage cupboard, uPVC double glazed window to the rear elevation and doors leading into the garage and utility room with guest WC off.

Upstairs there are four bedrooms, two generous doubles and two fair sized single bedrooms, the master bedroom also benefits from fitted wardrobes and its own en-suite shower room. Servicing the other bedrooms is the modern family bathroom comprising a panelled bath with mixer shower attachment over, wash hand basin and low level WC.

Outside the property occupies a lovely position located at the end of a small cul de sac and is approached over a tarmac driveway with a lawned front garden. The drive gives access into the garage with up and over door along with power and lighting. To the side of the garage there is an electric car charger. To the rear of the property is a paved seating area, a lawned garden with a variety of shrubs and a further paved seating area at the bottom of the garden. There is a superb summerhouse which is located on a decked seating area and has power, lighting and wall mounted heater.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** Drive & garage.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Mains.

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

**Broadband and type:** 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)

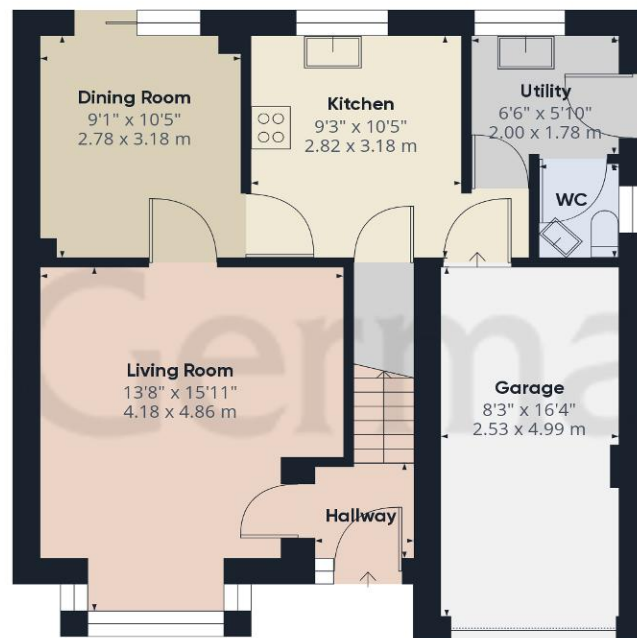
[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/01102024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





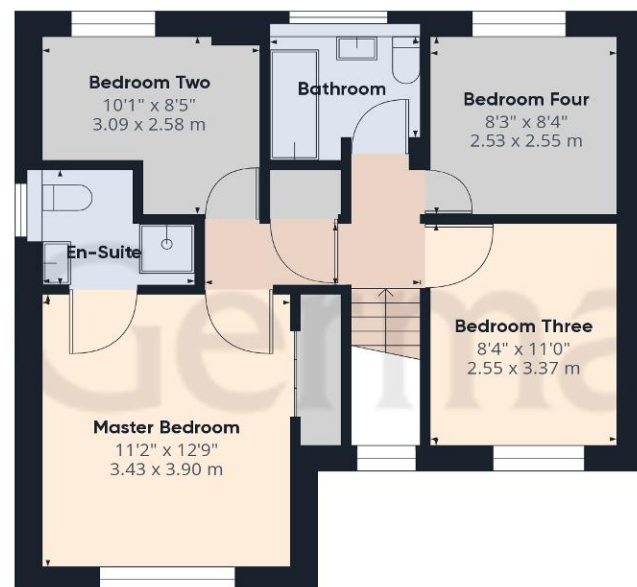


Ground Floor

Approximate total area<sup>(1)</sup>

1146.79 ft<sup>2</sup>

106.54 m<sup>2</sup>



Floor 1

(1) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	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

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



