

Porlock Avenue

Weeping Cross, Stafford, ST17 0HU



A superb three bedroom semi detached house in this ultra popular and convenient residential area located on the doorstep of primary and secondary schools, local shops and amenities.

NO UPWARD CHAIN

£270,000



John German 

A perfect home for upsizers and downsizers alike that offers tremendous potential for further extension and change if desired. It currently offers a comfortable and well planned range of accommodation including gas central heating with Worcester combi boiler, uPVC double glazing, cavity wall insulation, substantial single garage and off road parking for up to three cars.

The property is entered via a double glazed storm porch with tiled floor and a half glazed main door that leads you into the reception hall off which lead the lounge, kitchen and staircase to the first floor. Also off the hall is a fully tiled two piece guest's cloakroom.

The front facing lounge is of traditional design and has a decorative fireplace surround and gas coals fire, and open access to the adjoining dining room which in turn has access to the kitchen and patio doors that lead into a uPVC double glazed conservatory that enjoys direct access into and views of the southerly facing rear garden.

The kitchen has a full range of high gloss white base and wall units, contrasting worktops and splash back tiling, enamel inset sink unit, built in electric cooker, hob, extractor hood, microwave oven, dishwasher, larder refrigerator and a walk in pantry store.

Off the kitchen is a generously sized utility room that has a further range of base and wall units, worktops, appliance spaces for a washing machine and tumble dryer, wall mounted Worcester gas central heating boiler and a freestanding freezer will be included in the sale.

Internal access from the garage can also be gained from the utility room.

On the first floor a landing with side window gives access to the two double and one single bedrooms, wet room/WC and a boarded loft space with ladder and light. Bedroom one is a front facing room with a full length range of built in wardrobes and dressing table. Bedroom two is a rear facing double room with a vanity unit and bedroom three is a front facing single room with built in wardrobe.

The original bathroom has been converted into a wet room with a showering area, wash hand basin, low level WC and a combination of wall tiling and aqua boarding. There is also an airing cupboard with fitted radiator.

Outside - Garage with electric and remote controlled roller shutter door, rear personal door to the utility room, electric light and power points. Driveway parking for up to three cars currently with an adjacent lawn, shrubbery borders and a gated side entrance.

The southerly facing rear garden is privately screened with fencing and hedging and offers a mature and established layout that includes paths and patio area, lawn, shrubbery borders, aluminium greenhouse and a timber garden shed and summerhouse (in need of repair).

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

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: ADSL copper wire

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

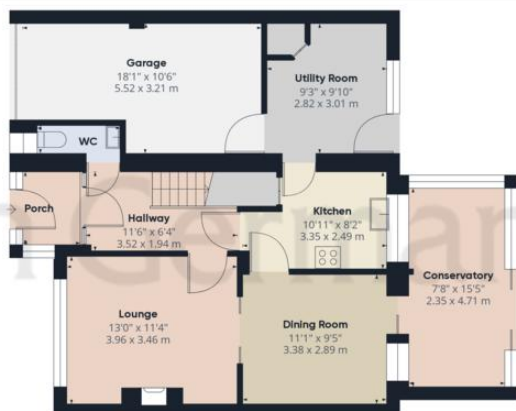
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

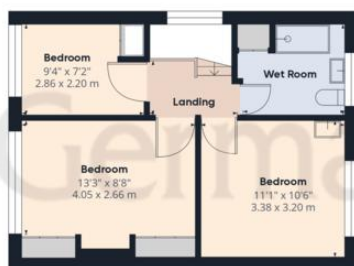
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/28102024

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Ground Floor



Floor 1

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Approximate total area¹
1228.8 ft²
114.16 m²

(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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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