

# 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).

**Note:** Following a survey on this property it was noted and recommended that the level of insulation in the roof space be topped up and whilst there has been updating to the electrics it is unknown as to whether this was a total update. It was also noted that the glass in the conservatory and the pocket doors between the lounge and dining room were not displaying a Toughened Safety Glass logo and should be tested for suitability by prospective buyers.

**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  
**Electricity supply:** Mains  
**Sewerage:** Mains  
**Parking:** Drive  
**Water supply:** 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](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/28102024

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.











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		

OnTheMarket

rightmove

RICS

aria  
propertymark  
PROTECTED

naea  
propertymark  
PROTECTED

The Property  
Ombudsman

APPROVED CODE  
TRADING STANDARDS UK

John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

## 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.

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**