

# Sherwood Avenue

Stafford, ST17 9BX

John   
German





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£340,000

A truly outstanding detached property, which has recently been extended and has the benefit of a wonderful semi open plan dining, kitchen and living area with lantern roof. Occupying an impressive corner plot position in a popular residential location.



Reception hall with stairs rising to the first floor landing. Delightful lounge which is light and airy, courtesy of being dual aspect, and also has the benefit of a modern vertical radiator. Stunning and exceptionally spacious semi open plan dining kitchen and sitting area. The kitchen and dining area having an attractive and extensive range of light grey units with granite effect worksurfaces, and a sink and drainer. Integrated appliances comprise hob with extractor canopy above, double oven, fridge freezer and dishwasher. There is a modern vertical radiator, built-in cupboard and downlighting. Wide opening into the very well proportioned sitting area, which has a media wall, lantern roof and double French doors opening to the terrace and garden.

There is also a very useful side lobby with outer door and door leading to a cloakroom with wash basin and WC.

First floor landing having cupboard housing the gas boiler, and off which leads three bedrooms. The principal bedroom has built-in wardrobes and feature wall covering to one wall. There is a beautifully appointed bathroom having a shaped bath with shower screen and waterfall shower head above. Wash basin with integrated cupboard, WC, chrome towel radiator, downlighting, superb full height wall tiling and an attractive floor covering.

The property occupies a spacious corner plot position, having a drive which gives access to the garage and garage store. Superb L shaped sun terrace which is beautifully presented and extends to the side and rear of the property. Feature horizontal fencing, and to the side there is a spacious lawned garden.

The property is situated in an established sought after residential location which is convenient for the town centre. Stafford also has an intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides access into the national motorway network and M6 toll.

**Agents notes:** The land registry does refer to covenants, and a copy of the document is available upon request. There are solar panels to the property, and we understand that these are transferable to the new owner. In 2021 there was removal of red ash, and the floor slab was replaced. Notice from Building Control is available upon request.

**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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Cable - 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:** JGA30062025

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.

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1273 ft<sup>2</sup>

118.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### 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		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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