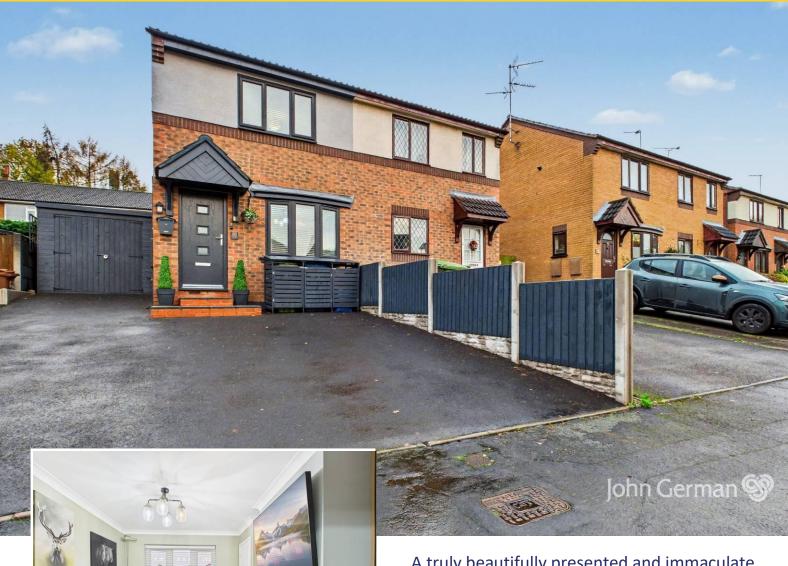
Armstrong Avenue Stafford, ST16 3UW





A truly beautifully presented and immaculate semi-detached house which has been refurbished and appointed to an exceptionally high standard and has the benefit of an equally lovely rear sun terrace and garden.

£199,950





The reception hall has stairs rising to the first-floor landing and a door to the delightful lounge, which has a recessed fireplace and modern contemporary panelling to walls. A door leads to a superb dining kitchen, which has an excellent range of recently fitted sage coloured units with wooden work surfaces and a 1.5 sink and drainer. There is a ceramic hob with splash plate and extractor canopy above, oven, fridge freezer and a washing machine.

On the first floor, there are two attractive bedrooms, the principal having built-in wardrobes. The splendidly appointed shower room has a corner shower with both conventional and waterfall heads and wash basin and WC set into a modern integrated unit with cupboard. There is tiling to all wet areas and a vertical towel radiator.

Outside, the property stands back from the road behind a spacious drive which is capable of parking two or three cars. To the side, there is a large timber store.

To the rear of the property, there is a deep paved sun terrace with feature fencing and a pergola, timber sleepers to raised beds which continue up the garden, where there are four very useful garden stores.

The property is situated in a popular location within Stafford which is in easy access of the town centre and the intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

Agents notes: The Land Registry document refers to covenants and a copy of which 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:

Parking:

Electricity supply:

Water supply:

Sewerage: Heating:

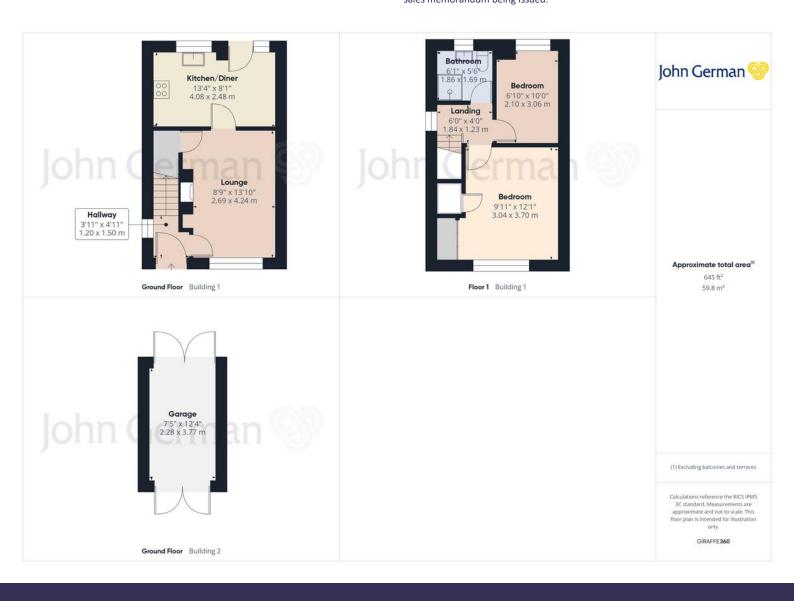
(Purchasers are advised to satisfy themselves as to their suitability).

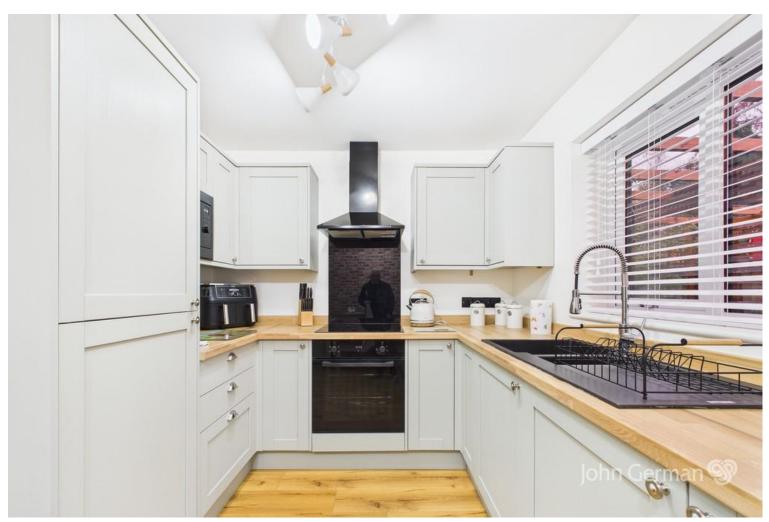
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Stafford Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/051122025

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.

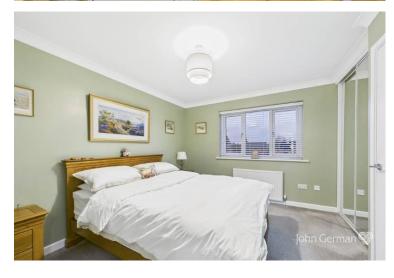
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













John German 🧐





Agents' Notes

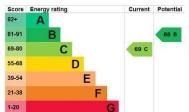
Agents' Notes
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to 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.

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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.

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