

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



John German 

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.

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 <p>Kitchen/Diner 13'4" x 8'1" 4.08 x 2.48 m</p> <p>Lounge 8'9" x 13'10" 2.69 x 4.24 m</p> <p>Hallway 3'11" x 4'11" 1.20 x 1.50 m</p> <p>Ground Floor Building 1</p>	 <p>Bathroom 6'1" x 5'6" 1.86 x 1.69 m</p> <p>Landing 6'0" x 4'0" 1.84 x 1.23 m</p> <p>Bedroom 6'10" x 10'0" 2.10 x 3.06 m</p> <p>Bedroom 9'11" x 12'1" 3.04 x 3.70 m</p> <p>Floor 1 Building 1</p>	<div>John German</div> <div>Approximate total area^m</div> <div>645 ft²</div> <div>59.8 m²</div>
 <p>Garage 7'5" x 12'4" 2.28 x 3.77 m</p> <p>Ground Floor Building 2</p>	<div>(1) Excluding balconies and terraces</div> <div>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</div> <div>GIRAFFE360</div>	





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	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

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Agents' Notes

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