

# Second Avenue

Stafford, ST16 1PR

John   
German



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£185,000

## A traditional semi-detached house situated in a very popular location convenient for local amenities.

The reception hall has stairs rising to the first-floor landing and a door to the delightful lounge with a front facing bay window. Off here is a dining kitchen which has an attractive range of modern units with contrasting work surfaces and a stainless-steel sink and drainer. From the kitchen is a lean-to with access to a WC.

On the first floor, there are two double bedrooms and a family bathroom having a white suite comprising bath with shower and screen above, pedestal wash basin and WC.

Outside, the property stands back from the road beyond a lawn fore garden and parking space for at least one car. To the rear of the property lies a good size lawned rear garden.

The house is situated in a traditional, established location which is very popular, having local facilities and schools nearby. The county town centre of Stafford has a mainline intercity railway station with regular services to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 14 of the M6 is a couple of minutes' drive away and provides direct access into the national motorway network and M6 toll.

**Agents notes:** The property is currently tenanted.

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:** Staffordshire County Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/16032026

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.







Ground Floor



Floor 1



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Approximate total area<sup>(1)</sup>  
708 ft<sup>2</sup>  
65.6 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

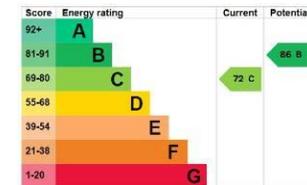
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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



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