

Queensville Avenue

Stafford, Staffordshire, ST17 4LS



Not often does a opportunity like this come around where a buyer can purchase a 1920's semi-detached property in need of modernisation and offering spacious rooms, character features and the chance to create a wonderful family home. No upward chain.

£185,000



John German

Situated in both a popular and convenient part of Stafford is this exciting opportunity for buyers to purchase this traditional family home which is in need of modernisation throughout. Great for families with the catchment area being for the nearby St. Leonards Primary School and Weston Road Academy situated only 2 miles away. Nearby there is the popular Queens retail park with shops including Next, Boots, Home Sense and much more and only a short commute away is Stafford town centre with a further choice of shops, restaurants, pubs and railway station.

The property comprises of an entrance porch with door into the entrance hallway which has stairs rising to the first floor, beautiful original Minton tiled flooring and doors off.

The spacious living room has a front facing bay window and gas fire whilst the second reception room, previously used as a dining room, again has a gas fire and rear facing bay window.

The kitchen is equipped with a base unit with stainless steel sink and drainer, space for a cooker, side facing window, half tiled walls and door into the under stairs pantry. From the kitchen there is a small utility area and shower room with mains shower cubicle, low level WC, corner wash hand basin and door to the rear garden.

Upstairs there are two well-proportioned double bedrooms, both with bay windows, and a further single bedroom with window to the front. There is a separate WC and a family bathroom which comprises a sink, bath, window to the side and cupboard.

Outside to the front there is a tarmac driveway with gate to the rear garden and access to the wooden garage/shed and small lawn. To the rear is an extensive garden with large lawn and an abundance of plants, trees and shrubs.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, gas and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. The gas fires have been condemned.

Useful Websites: www.environment-agency.co.uk,
<https://www.staffordbc.gov.uk/>

Our Ref: JGA/09102020

Local Authority/Tax Band: Stafford Borough Council / Tax Band C



GROUND FLOOR



1ST FLOOR





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 39 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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 any 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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