Bodmin Avenue Stafford, ST17 0EQ





John Garman

An excellent opportunity to acquire an attractive three bedroom detached bungalow which is situated in an outstanding location within easy walking distance of the doctors surgery, Co-op, Bod bar and various other shops.

£355,000



There is a front reception hall which leads to a dining kitchen having an attractive range of high and low level units with contrasting granite effect work surfaces and a stainless steel one and half bowl sink and drainer. Integrated appliances comprise gas hob with stainless steel extractor canopy and splash plate, oven, microwave and a fridge/freezer. There is space for a dining table.

The delightful dual aspect lounge has a marble fireplace and an attractive contemporary style electric fire.

There is an inner hall, and off which leads three very pleasant and well proportioned bedrooms. The second bedroom is currently used as a second sitting room.

The shower room has a double width shower, WC and wash hand basin with integrated cupboard beneath, chrome towel radiator, superb full height tiling and a linen cupboard.

The property stands back from the road behind an ornamental stone fore garden and a drive which gives access to the garage. Gated side access leads to a covered area which gives access to the kitchen.

To the rear of the property is a paved sun terrace and a central path with two lawned areas and established borders either side, leading to a wild garden. There is a garden shed and a further lawn to one side with access to a bike shed and a personal door to the garage.

The bungalow is situated in one of the most sought-after areas of Stafford and indeed a great location with local facilities within a couple of minutes' walk away. Stafford also has an intercity railway station where there are regular services operating to London Euston and some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents note: The Land Registry refers to covenants and a copy of the document 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: Drive & garage Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas

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

Broadb and 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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.staffordbc.gov.uk
Our Ref: JGA/28082024

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.













John German 🧐





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.

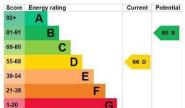
Mortgage Services - We routindy refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking 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.





rightmove 🗅







John German 5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 OTR 01785 236600

stafford@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood **Burton upon Trent | Derby | East Leake | Lichfield** Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent