

# Falmouth Avenue

Stafford, ST17 0JH

John German





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£390,000

An exceptional link detached house which has a superb two storey extension and on the ground floor features a semi open plan kitchen, dining and sitting area. Beautifully presented throughout with the considerable benefit of enjoying truly delightful rear facing views.

The reception hall has stairs rising to the first floor landing, a useful storage cupboard in addition to a further understairs storage area and cloakroom with WC, wash basin with modern integrated cupboard beneath, tiled splashbacks and contrasting tiled floor.

There is delightful lounge which has a front facing bay window and a superb semi open plan kitchen, dining and living space. The kitchen area has an extensive range of attractive units with contrasting granite effect worksurfaces and a recessed sink and drainer, integrated hob with stainless steel and glass extractor canopy above and a double oven beneath, tiled splashbacks and space and provision for domestic appliances. There is a spacious dining area with a wide opening leading to the lovely sitting area which is light and airy courtesy of a facing window and double French style doors opening onto the terrace and garden.

The first floor landing has two useful cupboards and off which leads four bedrooms. The principal bedroom enjoys wonderful views across fields towards Cannock Chase in the distance. The second bedroom has two Velux roof lights with remote controlled operated blinds. The excellent bathroom has an attractive white suite comprising WC, bath, pedestal wash basin and separate shower with electric shower and splash plates. There are tiled splashbacks to all other wet areas.

The house stands back from the road with a spacious drive capable of parking three/four cars which gives access to the garage having an internal personal door to the rear garden. To the rear is a paved terrace with gazebo which is directly accessed from the French doors in the sitting area, a generous lawn with borders and the garden rear boundary is directly adjacent to fields with wonderful views towards Cannock Chase in the distance.

The property is situated in an exceptionally popular and sought after location within walking distance of the local school and the facilities at Bodmin Avenue. Stafford has a mainline railway station with regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes and junction 13 of the M6 provides direct access into the national motorway network and M6 toll/

**Agents note:** The Land Registry document refers to rights and 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).

**Broadband 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

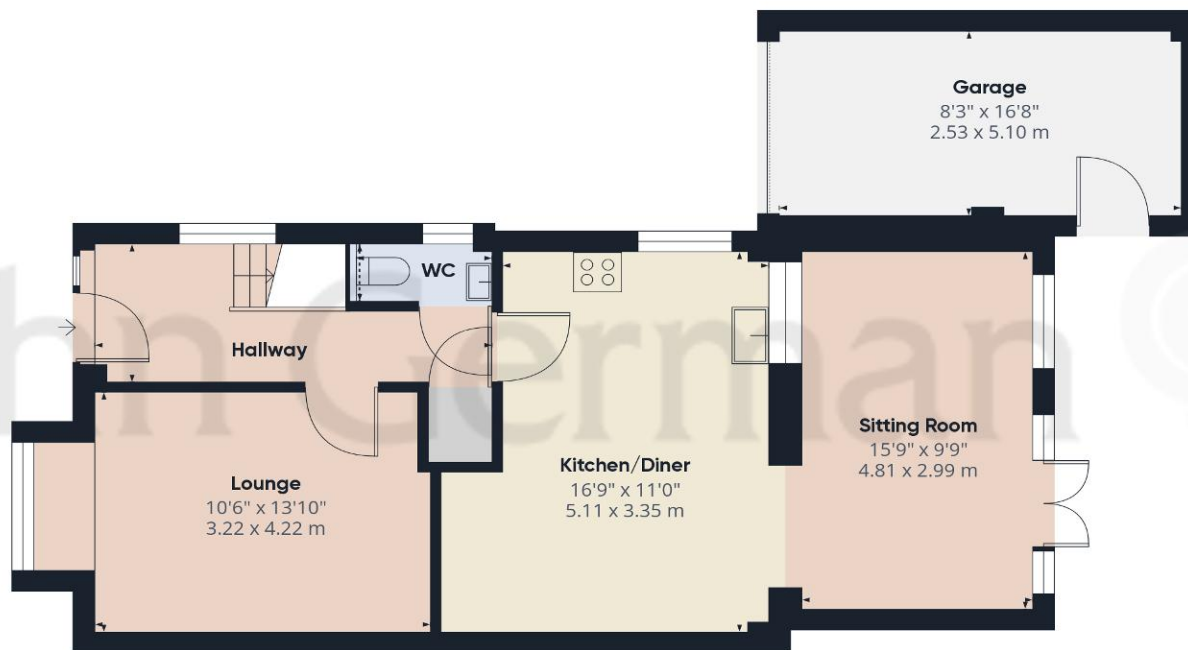
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/17102024

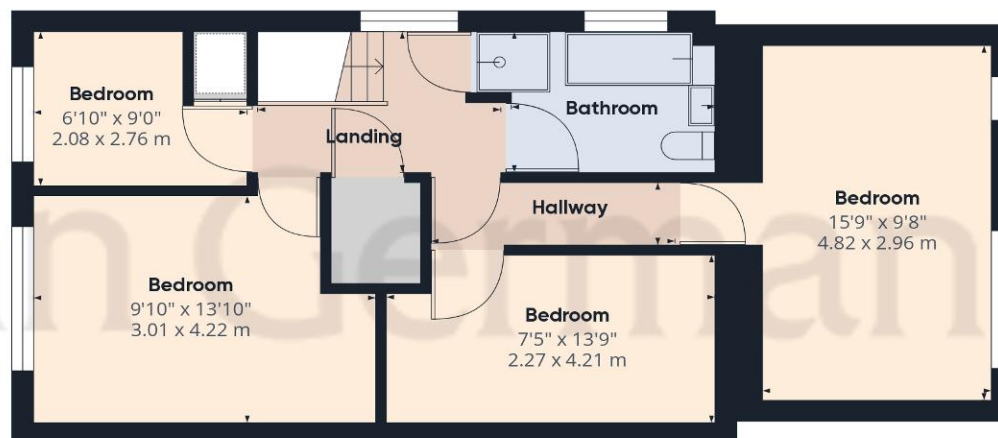
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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1346.48 ft<sup>2</sup>

125.09 m<sup>2</sup>

**Reduced headroom**

9.26 ft<sup>2</sup>

0.08 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Burton upon Trent | Derby | East Leake | Lichfield  
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