

Pearl Brook Avenue

Stafford, ST16 3WJ



An excellent end of terrace town house situated on a very popular development, within easy walking distance of the town centre and intercity railway station. NO UPWARD CHAIN.

£260,000



John German

The front door opens into the reception hall which has stairs rising to the first floor landing and a cloakroom off having a WC and wash basin.

The superb kitchen has an extremely attractive range of modern units with contrasting work surfaces, sink and drainer, integrated hob with extractor canopy above, oven, dishwasher and fridge.

Positioned at the rear is a delightful lounge with French style double doors opening to the garden and a useful understairs cupboard.

The first floor landing has a door with further stairs rising to the second floor. On the first floor are two bedrooms and a very well appointed bathroom with has a bath with shower and screen above, WC, wash basin, half height tiling and a chrome vertical towel radiator.

The principal bedroom suite is situated on the second floor and benefits from built in wardrobes and an en suite with attractive tiling comprising double width shower, WC, pedestal wash basin, tiled floor and chrome vertical towel radiator.

There is a pleasant rear garden in addition to two parking spaces immediately to the side of the property which also give access to the garage.

Stafford town centre is within about a 5 minute walk and the railway station is about 10-15 minute walk where there are excellent services operating to major cities, including London Euston with some services taking 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 garage is situated off a shared private drive. We understand there were original green space charges, however, our client has stated that he hasn't received request for payment for some time and is currently looking into the situation regarding the future. The Land Registry document refers to restrictions and covenants and a copy of which is available upon request. We understand one of the covenants prevents parking of caravans and commercial vehicles on the development.

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 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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/29012025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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