

Bodmin Avenue

Stafford, ST17 0ER



An excellent opportunity to acquire a detached bungalow that occupies a particularly generous plot and is situated in this highly sought after location being within walking distance of the shops and health surgery at Bodmin Avenue.

£340,000



John German

Step inside the reception hall, off which leads to a delightful and well proportioned lounge. Being dual aspect the lounge is bright and airy and has a tiled fireplace housing a gas fire.

The kitchen, with a dining area has a range of units and work surfaces incorporating a stainless steel double drainer and sink. Within the kitchen there is a wall mounted gas boiler and a side door leading to the garden.

An inner hall gives access to one good size single bedroom and two double bedrooms. One of which has fitted bedroom furniture and doors opening to the very pleasant south west facing conservatory.

The beautifully appointed shower room has a shower with both conventional and waterfall heads, wash basin with integrated drawer beneath, WC, splendid tiling, vertical towel radiator and a linen cupboard.

The bungalow stands back from the road behind an attractive lawned garden with path and driveway to the garage. A gated entrance leads to a spacious side area beyond which lies a low maintenance good sized rear garden. There is also a footpath to a shed and rear access to the garage.

The bungalow is situated in a highly desirable location close to amenities, including shops, post office, library, cafe/pub, GP surgery and park. It is located in the catchment area of Walton High School and several outstanding rated Primary schools. Stafford has good links to rail and road networks and is in close proximity to the area of Outstanding Natural Beauty: Cannock Chase.

Agents notes: The land registry document does refer to covenants, a copy is available upon request.
Probate has been granted.
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: Traditional
Parking: Drive and garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Standard, Superfast and Ultrafast available
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
Our Ref: JGA/130225

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

Approximate total area[®]
1021.82 ft²
94.93 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

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.

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