Bodmin Avenue Stafford, ST17 0ER





John German 🏈

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





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

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Agents' Notes
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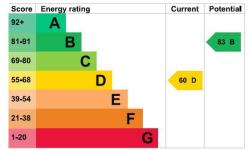
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