

Carder Avenue

Stafford, ST16 1QU

John German





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£265,000

A superbly extended semi-detached family home complemented by a private rear garden, enjoying an open outlook to the front, located within a popular residential area of Stafford.



This spaciouly extended four-bedroom semi-detached family home will appeal to a wide range of buyers including both first time buyers and young families given its generous living space and popular residential location. The property is well placed for commuters with its close proximity to J14 of the M6 motorway and the nearby A34. Stafford is home to its own intercity railway station which provides regular services to London Euston, taking approximately only one hour and twenty minutes, alongside a range of further destinations.

Accommodation - An entrance door opens into the porch that in turn has a door to the welcoming hallway with wood flooring and carpeted stairs rising to the first floor landing with a useful understairs storage cupboard. Leading off is the guest cloakroom having wooden effect flooring, half tiled walls, low level WC, wash hand basin, heated towel rail, ceiling light point and an obscured window to the side aspect.

The heart of the home is the impressive open plan L-shaped lounge/diner with carpeted flooring, feature fireplace, uPVC double glazed window to the front aspect and uPVC double glazed sliding doors leading out to the rear garden.

The dining kitchen is fitted with a range of matching white wall and base units with work surfaces over, a range of integral appliances, breakfast bar area, useful pantry cupboard and a door out to the side of the property. An opening leads into the adjoin conservatory that provides an additional seating area overlooking the lovely garden with doors leading to the patio.

Upstairs there are four bedrooms, three generous doubles and one smaller single, ideal as a home/office or dressing room. These share the spacious family bathroom having a suite including a bath and separate shower, low level WC, wash hand basin, sink with storage below, spotlights to the ceiling and a uPVC double glazed window to the rear aspect.

Outside to the front of the property is a partly tarmaced approach surrounded by plants and shrubs. A side gate leads to the enclosed rear garden with a handy workshop, lawned garden, patio seating area and a variety of plants and shrubs. There is on road parking and a garage located in a nearby block.

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: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre

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

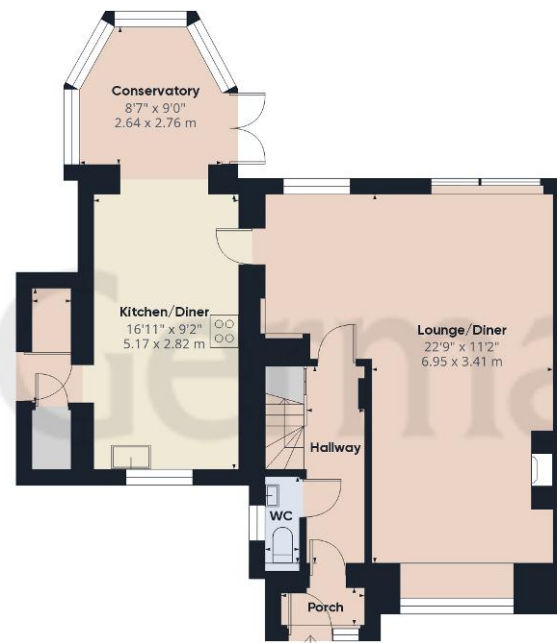
Our Ref: JGA/05032025

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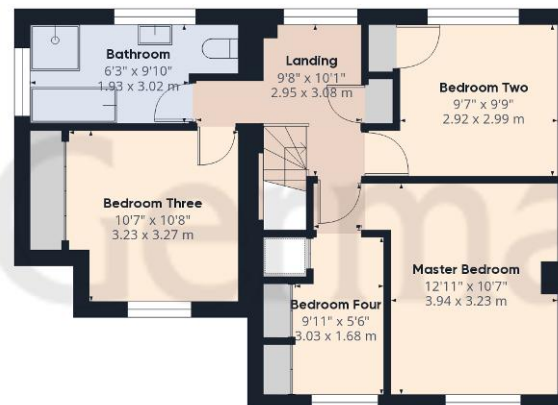


Ground Floor

Approximate total area^m

1284.38 ft²

119.32 m²



Floor 1

(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.

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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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