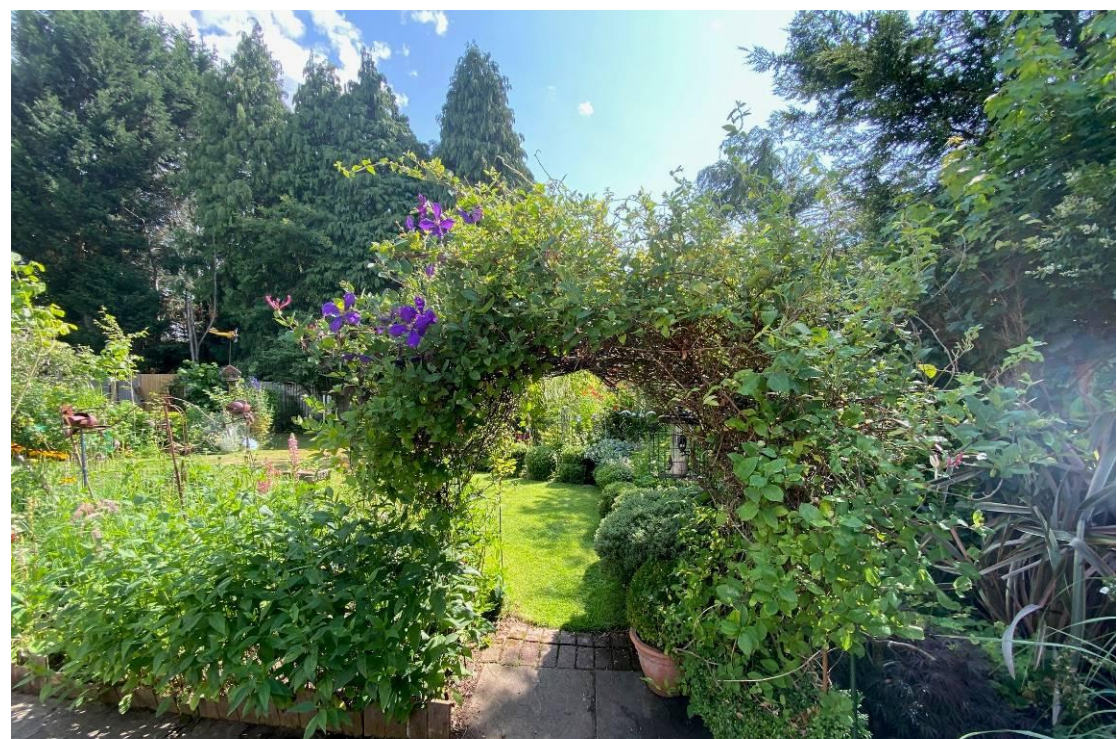


Lynton Avenue

Stafford, ST17 0EA

John 
German





Lynton Avenue

Stafford, ST17 0EA

£430,000

A lovely detached house, occupying a spacious plot capable of parking numerous vehicles and having a truly beautiful, abundantly stocked garden. Situated in a desirable location within walking distance of shops, doctors and schools for all ages.



John German

The enclosed porch opens to a reception hall which has stairs rising to the first-floor landing and a cloakroom off with WC and wash basin. There is a well-proportioned lounge which has doors opening to a spacious conservatory with a tiled floor and double French style doors to the garden. The attractive galley style kitchen has a range of oak faced units with contrasting granite effect work surfaces, stainless-steel sink and drainer, tiled splashbacks, tiled floor, space for a fridge freezer and space for a cooker. There is an opening to the utility which has the same tiled floor, cupboards and sink. There is also a useful bedroom four on the ground floor.

The first-floor landing has a built-in cupboard and doors to three bedrooms, one of which is currently used as a dressing room with fitted wardrobes and has an en suite shower room off. The family bathroom is fitted with a bath, wash basin, WC and half tiling.

The property occupies a spacious plot incorporating a drive capable of parking numerous vehicles and gives access to the garage and adjacent carport, which has double doors to the garden. There are beautiful well stocked gardens which extend to the side and rear of the property and include paved sun terraces and two home office/studios. This sought after location is within easy access of the local Co-op, butchers, fish and chip shop, and the very popular Bod café and bar. It is also a short cycle ride to Cannock Chase that is an area of Outstanding Natural Beauty and hosts a variety of cycle/walking/horse riding routes.

Agents notes: There is a gas station adjacent to the property and the gas board have access to the right hand side portion of the driveway belonging to 1a Lynton Avenue.

The property is registered on two Titles with Land Registry – SF594407 & SF595714.

The Land Registry document refers to rights and covenants and a copy of which is available upon request.

The gas fire pictured in the lounge has been removed.

A new combi boiler has been installed with a guarantee which started on the 23rd October 2025.

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 & carport

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 D

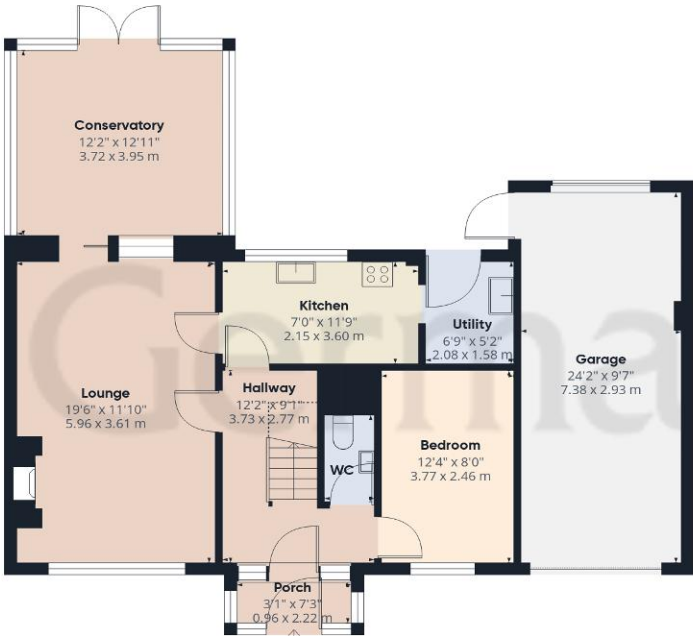
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23072025

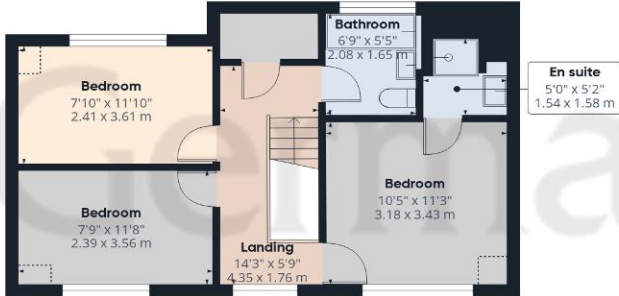
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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. We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1424 ft²

132.3 m²

Reduced headroom

19 ft²

1.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

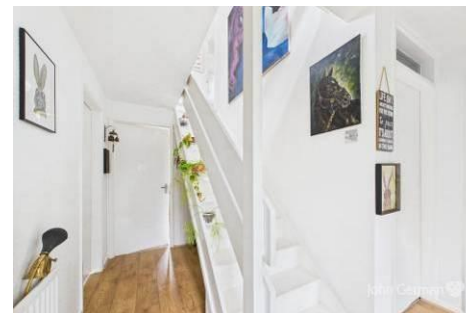
Referral Fees

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.

AWAITING EPC MEDIA



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