

# Winnow Avenue

Stafford, ST16 1GE



John German



A particularly stylish modern three storey semi detached house which is beautifully presented throughout, situated in a sought after development.

£275,000



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Accommodation: Reception hall with stairs rising to the first floor landing. Superb dining kitchen having a very attractive range of units with contrasting work service and drainer. Integrated appliances comprise hob, oven, fridge freezer, washing machine and dishwasher. Ample space for a dining table. Elegant and well proportioned lounge with double French style doors. Cloakroom with washbasin and WC.

First floor landing with door leading to stairs which rising to the second floor. There are two bedrooms, one of which is a very spacious double, and a family bathroom which has a white suite comprising bath with screen and shower above, washbasin, WC and tasteful tiling.

Second floor having a spacious principal bedroom suite which has walk-in wardrobe and an ensuite comprising double width shower, wash basin, WC and attractive tiling.

Outside there is a drive to the side of the property which is capable of parking two cars and access to the lovely landscaped rear garden which has a spacious Indian stone terrace with Markilux electric awning. Generous size artificial lawn with raised borders.

Agents notes: There is a communal green space charge which for the year 2026 to 2027 was £148.85. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**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:** Driveway

**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:** Staffordshire County Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

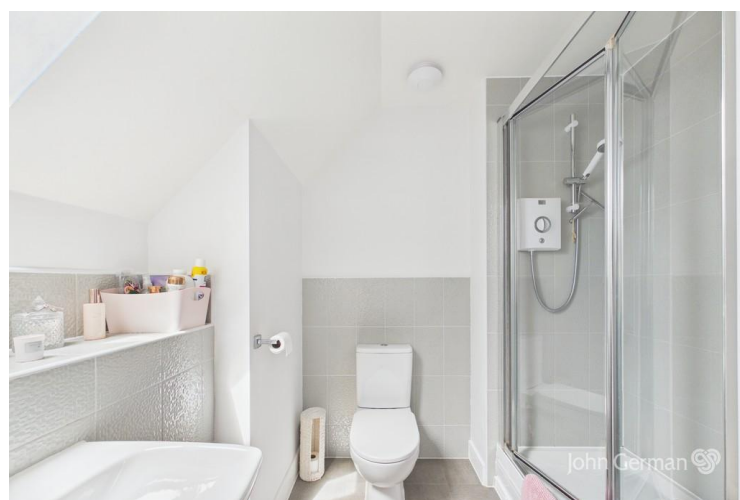
**Our Ref:** JGA29072026

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## Agents' Notes

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