Clevedon Avenue

Stafford, ST17 0DJ







A beautifully presented detached bungalow, situated in the highly desirable Hillcroft Park area of Stafford, with very pleasant front and rear gardens and adjacent drive and garage.

£360,000

An enclosed porch opens to the reception hall, which has the benefit of a cloak's cupboard. The very pleasant dining kitchen has a comprehensive range of units incorporating a 1.5 sink and drainer, integrated hob, oven, extractor canopy and fridge. The kitchen is dual aspect with bespoke fitted window shutters. A door leads out to the side of the property.

The delightful and particularly well-proportioned lounge has a front facing bow window and a fireplace with marble surround and coal effect fire. An archway opens to a separate dining area which in turn has sliding doors opening to the conservatory, having an outer door to the garden.

An inner hall leads to two bedrooms, both of which have bespoke fitted window shutters and the larger of the two bedrooms has fitted bedroom furniture which includes a wash basin. The attractive bathroom is fully tiled and comprises bath with electric shower, pedestal wash basin and WC. There is an airing cupboard housing the gas boiler and window shutters.

Outside, the property stands back from the road behind an ornamental chipped garden with feature circular paved terrace area. There is gated access to both sides of the property and a drive capable of parking two cars, giving access to the garage.

To the rear of the property, there is an attractive paved sun terrace with steps up to an equally attractive raised deck, lawn and garden shed.

The bungalow is situated in this very popular area of Stafford, with local shopping facilities at Bodmin Avenue and Wildwood.

Agents notes: The Land Registry document refers to rights and covenants, and a copy of the document is available upon request.
The property has Artex ceilings which may contain asbestos.

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
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/04112025
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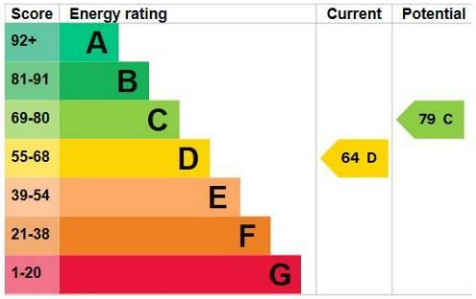












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Agents' Notes

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.

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