Porlock Avenue

Stafford, ST17 0HT

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£290,000

An attractive semi-detached family home situated within a highly sought-after location within Stafford, being a stones throw from Leasowes Primary school and within the Walton High School catchment area.

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Having been the much-loved home for the same family for almost 50 years, this impressive semi-detached has been very well kept and carefully maintained. The property also offers exciting potential for an extension over the garage and a kitchen/diner extension to the rear (subject to relevant planning permission). This home will appeal to a wide range of buyers from first-time buyers to families with its great position being just a stone's throw from Leasowes Primary School which was awarded 'Outstanding' in its latest Ofsted report. The property also falls into the catchment area for the highly regarded Walton High School. For commuters, there are great transport links into Stafford and approximately 10 minutes travel to junction 13 of the M6 motorway. The county town of Stafford has a range of supermarkets, high street shops, bars, and restaurants, in addition to an intercity railway station offering regular services to London Euston taking approximately 1 hour and 20 minutes.

Internally the home comprises of an entrance porch with a front door opening into the welcoming hallway which has carpeted flooring and stairs rising to the first floor landing, and doors off into the living room and kitchen. The light and inviting living room has a window to the front aspect, chimney breast housing the feature gas fire, carpeted flooring, coving to the ceiling and a ceiling light point. An archway leads into the versatile second reception room currently used as a dining room, with carpeted flooring, ceiling coving, door into the kitchen, and a window and door opening into the conservatory. The kitchen is fitted with a range of matching wall and base units with laminate worksurfaces over, tiled splashbacks, inset stainless steel sink with drainer and mixer tap over, and doors off to the utility, hallway and dining room. The utility room has space and plumbing for a washing machine and tumble dryer, tiled flooring, window and door to the rear garden and a door leading into the integral garage.

Upstairs, there are three well-proportioned bedrooms; two large doubles, and one generous single bedroom, all of which benefit from fitted wardrobe space. There is a modern family bathroom and a separate WC.

Outside, to the front of the home is a manicured lawned garden, with block-paved driveway providing ample off-road parking and access into the garage. A secure side gate opens into the rear garden with a paved patio seating area, manicured lawn, shed and a variety of plants, trees and shrubs.

What3Words: ///actual.cover.composers
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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/14082026

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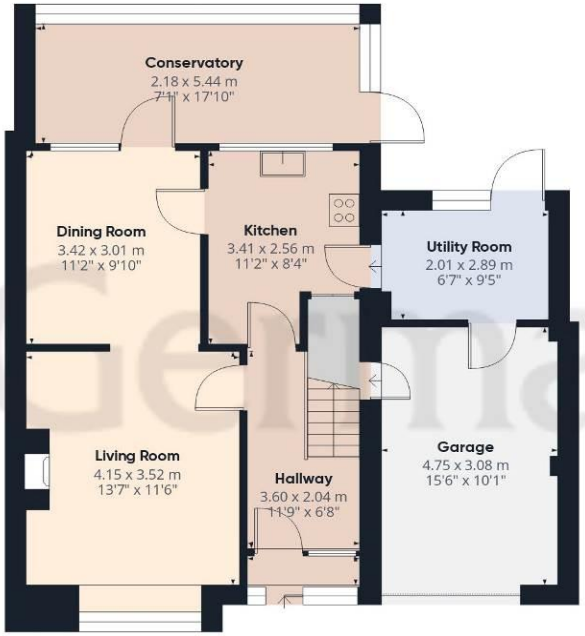
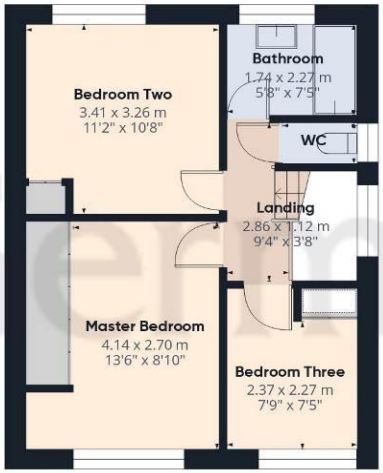


Ground Floor



Floor 1

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Approximate total area(1)

114.7 m²

1233 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

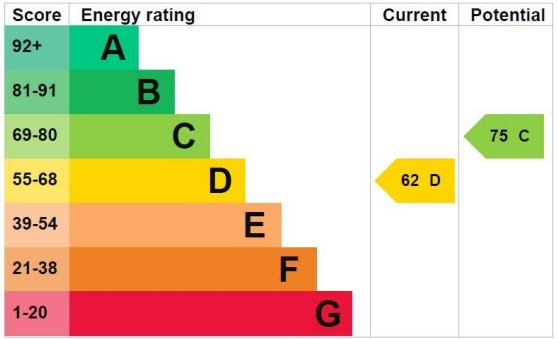
Agents' Notes

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.

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.

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.



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