Second Avenue

Stafford, ST16 1PR

John German



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£180,000

A traditional semi-detached house situated in an established and very popular location within easy walking distance of local shops and schools.

The reception hall has stairs rising to the first floor landing and a door opening to a delightful lounge with a front facing bay window. The dining kitchen has a range of attractive white units with contrasting granite effect worksurfaces, stainless steel 1.5 sink and drainer and integrated appliances comprising hob, oven, extractor canopy, plus a useful understairs cupboard. The first floor landing leads to two double bedrooms and a family bathroom.

Outside, the property stands back from the road beyond a lawned front garden. There is also a garden to the rear of the property.

The house is situated in a traditional, established location which is popular having local facilities and schools nearby. The county town centre of Stafford has a mainline intercity railway station with regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 14 of the M6 is a couple of minutes' drive away and provides direct access into the national motorway network and M6 toll.

Agents notes: The property forms part of a multiple Title and therefore this particular property will need to be divided to have its own Land Registry Title.
The Land Registry document refers to rights and covenants and a copy of which is available upon request.
The sale is subject to Grant of Probate.
The property is currently tenanted and we understand the tenants have been served notice.
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: On road
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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/27032026
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.






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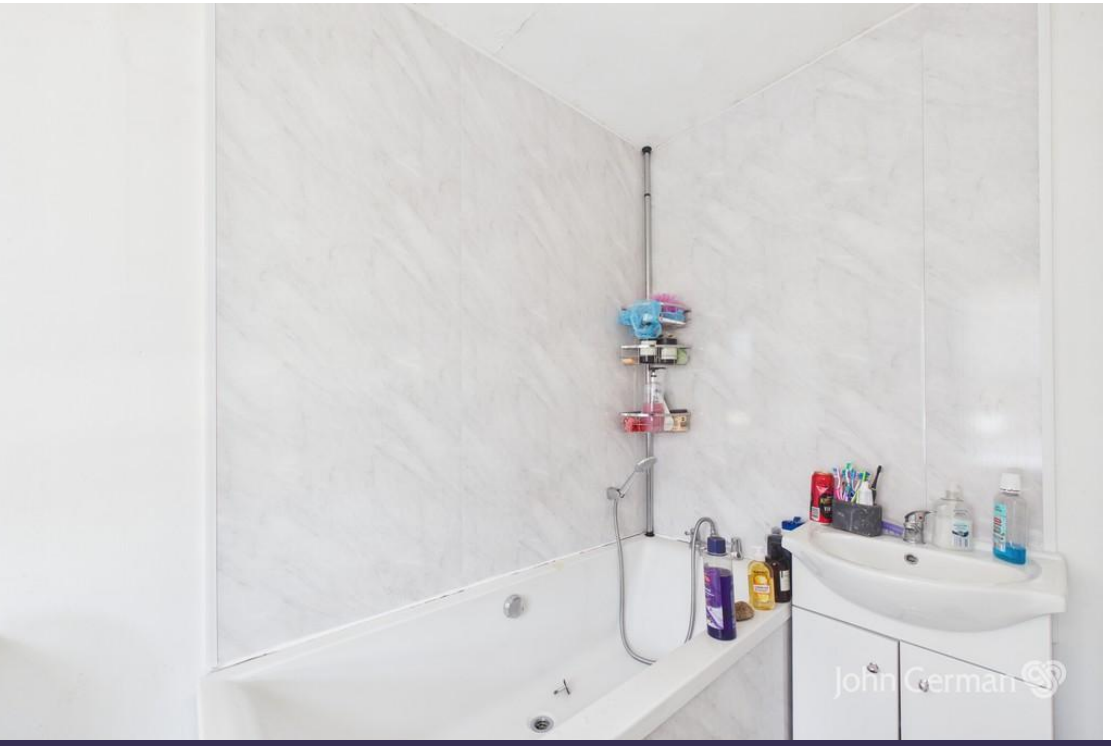
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Agents' Notes

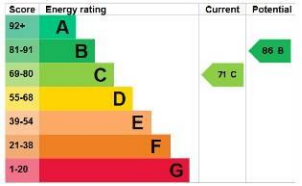
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

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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