

# Anemone Avenue

Stafford, ST17 4FW



A particularly attractive, recently built semi-detached house which offers very stylish accommodation and has the benefit of having solar panels, in addition to gas central heating. There is parking for two cars.

£295,000  
NO CHAIN



John German 

The reception hall has stairs leading to the first floor landing and a door to the delightful lounge with a deep front facing window, understairs cupboard, and a wide opening to the very attractive dining kitchen. The kitchen area has an excellent range of modern units with contrasting work surfaces, a stainless steel sink and drainer, integrated gas hob with stainless steel splash plate and extractor canopy above, oven and dishwasher. There is also an American style fridge freezer which is available by separate negotiation. The spacious dining area has double French style doors opening to the garden and hard flooring which extends into the utility room where there is work surfaces, cupboard and space and provision for a washing machine. Off the utility is a cloakroom fitted with a pedestal wash basin, WC and wall mounted gas boiler.

The first floor landing leads to three bedrooms and the family bathroom. The principal bedroom has a deep front facing window, built-in wardrobes and the benefit of an en suite comprising shower, WC, wall hung wash basin and a chrome vertical towel radiator. The second bedroom also has a mirror fronted wardrobe. The family bathroom has a bath, wall hung wash basin and WC.

Outside, there is a lawned rear garden. To the side, there is parking for two cars.

The property benefits from the remaining NHBC and is situated on this very popular development which is within easy access of the county town centre of Stafford where there is an intercity railway station with regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

**Agents notes:** There is a green space charge which we understand is currently £240 per annum.

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

It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Drive

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

**Our Ref:** JGA/01062026

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.







Score	Energy rating	Current	Potential
92+	A	94 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

### 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.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent