

Queensville Avenue

Stafford, ST17 4LS

John German



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£300,000

A superbly presented 1920's semi-detached family home boasting a spacious interior and the most amazing landscaped rear garden.



This attractive 1920's semi-detached family home is located on Queensville Avenue, a popular and sought-after location within easy walking distance of the two retail parks and the town centre. Stafford has an intercity railway station where there are regular services operating to London Euston, some of which take approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

UPVC double entrance doors open into the porch, which in turn has an entrance door opening into the welcoming hallway with the original Minton tiled flooring, feature wall panelling, radiator, and stairs to the first floor landing. Doors lead off to the living room, breakfast kitchen and under stairs guest cloakroom, which is fitted with a low level WC, wash hand basin and stained-glass style window to the side aspect. The light and spacious living room has a double glazed bay window to the front elevation, a granite fire surround with matching inset and hearth housing coal effect gas fire, carpeted flooring, ceiling light point and feature wall panelling to one wall. Double doors lead into the second reception room which has carpeted flooring, feature electric fire, ceiling light point and UPVC double glazed French doors giving access to the private rear garden. The heart of the home is the impressive, extended breakfast kitchen which is fitted with an extensive range of matching shaker style wall and base units with wall mounted units, oak style worktops with an inset one and a half bowl sink drainer and brushed stainless steel contemporary style mixer tap, four ring induction hob with extractor over, matching base unit with space and plumbing for appliances, integrated microwave oven and self cleaning oven, space for a freestanding fridge/freezer, travertine tiled floor with underfloor heating, spotlights to the ceiling, double glazed windows to the side aspect and rear elevations and double glazed bi-folding door leading to the patio and rear garden.

Upstairs, on the first-floor landing there is a window to the side elevation, oak doors leading to the three bedrooms and family bathroom, along with access to the partially boarded loft space. The spacious master bedroom has fitted double wardrobes, bay window to the front elevation, carpeted flooring, and a ceiling light point. The second spacious double bedroom has a fitted double wardrobe with sliding door, carpeted flooring, ceiling light point and a bay window to the rear elevation. The third bedroom has carpeted flooring, a window to the front aspect, and a ceiling light point. The re-fitted, spacious family bathroom comprises of a corner bath with chrome mixer tap, corner shower cubicle housing mains the shower, wash hand basin, low level WC, cupboard with shelving housing the gas central heating boiler, ceramic tiled walls, two double glazed windows to the side elevation and spotlights to the ceiling.

Outside, to the front of the property is a block paved driveway with gated side access leading to the private landscaped rear garden where there is a large paved patio with a covered seating area, accessed via the bi-folding doors from the kitchen. From here, there is a large composite decked seating area perfect for summer entertaining, well stocked flower beds and borders, a summer house, greenhouse, potting shed, outside lighting and an open aspect to the rear.

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

Electricity supply: Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and 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/06052026







Ground Floor



Floor 1



Approximate total area⁽¹⁾
 105.3 m²
 1133 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.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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