

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.

£275,000
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 ensuite 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
Our Ref: JGA/01062026

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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		

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Agents' Notes

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