

# Second Avenue

Stafford, ST16 1PR

John   
German



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Stafford, ST16 1PR

£185,000

**Tastefully presented semi detached house which occupies a delightful plot with lovely rear garden and backing onto playing fields to the rear. Situated in a popular residential area and also on a bus route.**



Accommodation: Reception hall with stairs rising to the first floor landing and delightful lounge with front facing bay window. Attractive kitchen having excellent range of units with contrasting granite effect work surfaces and stainless steel sink and drainer. There is also a useful understairs cupboard, rear lobby/porch with WC off.

First floor landing off which leads two bedrooms and a generously sized bathroom comprising a white suite with bath having screen and shower attachment over, pedestal wash basin and WC.

Outside, the property stands back from the road beyond parking spaces for two cars, although there is no dropped kerb. Gated side access leading to an attractive patio area with a long mainly lawned rear garden which backs onto playing fields (please note that the shed is not included in the sale).

The house is situated in this popular residential location within access of local shops and schools.

Agents notes:

1. This particular property forms part of a land registry title which contains other properties. We are only offering for sale 47 Second Avenue and therefore this will need to be split from the larger title which contains the other properties. There may be an extra cost involved in this process.

2. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**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:** Off road **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre 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:** Staffordshire County Council / Tax Band B

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

**Our Ref:** JGA23032026

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 1<sup>st</sup> 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.







Ground Floor



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**Approximate total area<sup>1)</sup>**

710 ft<sup>2</sup>  
65.7 m<sup>2</sup>

**Reduced headroom**

6 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

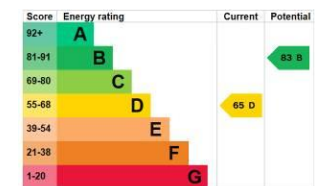
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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