

Tiverton Avenue

Stafford, ST17 0HA

John German





Tiverton Avenue

Stafford, ST17 0HA

£295,000

An attractively presented semi-detached house situated in an exceptionally popular location, within easy walking distance of schools for all ages and the facilities at Bodmin Avenue. The house has the benefit of a delightful garden with a newly laid sun terrace.



The reception hall provides the most welcome introduction to this lovely family home, with stairs rising to the first-floor landing. A door leads to an attractive lounge with a deep front facing window and a wall hung electric fire. From here, a wide opening leads to the spacious dining area, which in turn has patio doors opening to the excellent conservatory, having a radiator and French style double doors to the garden. The kitchen has an attractive range of units with granite effect work surfaces and a stainless sink and drainer, contrasting tiled splashbacks and an extractor canopy above the space for an oven (available by separate negotiation). There is a useful understairs cupboard and access to the family study room, which provides a spacious study and living area, plus space for provision for domestic appliances and a built-in cupboard. Off here is a cloakroom, fitted with a WC and a rectangular wash basin with integrated cupboard beneath.

The first-floor landing leads to three bedrooms and a superbly appointed shower room comprising shower with both conventional waterfall heads, wash basin set into a modern integrated unit with fitted cupboards, WC and vertical radiator.

The house stands back from the road beyond a delightful blue-chip drive capable of parking two cars. There is a garage store and gated access to a particularly lovely rear garden, which has a newly laid tiled sun terrace with sleepers and steps to a lawn.

The property is situated in an exceptionally popular location which is convenient for the shops, health surgery and library at Bodmin Avenue and is within walking distance of schools for all ages.

Agents note: The Land Registry document refers to rights and covenants and a copy of which is available upon 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:** 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
www.staffordbc.gov.uk

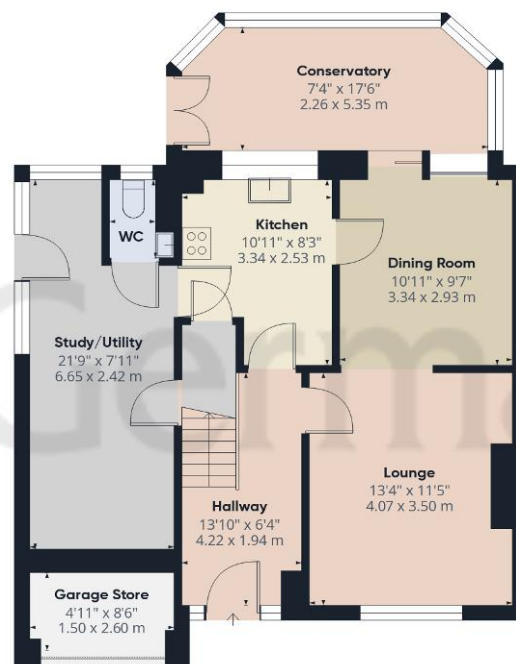
Our Ref: JGA/29072025

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.





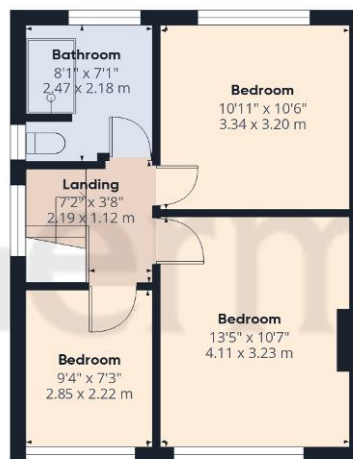


Ground Floor

Approximate total area⁽¹⁾

1183 ft²

109.8 m²



Floor 1

(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.

GIRAFFE360



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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

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



