

Clevedon Avenue

Stafford, ST17 0DJ



Offered to the market with no onward chain is this detached family home positioned within the Walton High School catchment.

£325,000



John German

An exciting opportunity to purchase this detached family home, sitting proudly on a corner plot on Clevedon Avenue within Hillcroft Park, which is one of Stafford's most sought after locations due to its close proximity to a range of nearby shops and local amenities, as well as being well placed for Cannock Chase - an area of outstanding natural beauty and a haven for wildlife. For families, the schooling is excellent, as this property falls within the catchment area for Oakridge Primary School which was awarded 'Outstanding' in its latest Ofsted report, and the highly regarded Walton High School. Stafford's town centre is home to a range of supermarkets, high street shops, bars and restaurants, in addition to its own city railway station offering regular services to destinations such as London Euston taking approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 also provide direct access into the national motorway network.

Internally, the property comprises of porch with entrance door opening into the hallway, having carpeted stairs rising to the first floor landing, door into the guest cloakroom, and door into the living room. The open plan lounge/dining area has doors leading into the conservatory. The kitchen is fitted with an extensive range of matching wall and base units with fitted work surfaces over. From the kitchen, there is a separate utility room providing access into the garage and a door out to the garden.

Upstairs, there are three double bedrooms, serviced by the family bathroom and separate WC.

Outside, to the front of the property is a driveway providing parking and giving access into the garage, plus a large lawn area extending to the side. To the rear is an enclosed garden.

Agents note: Probate has been applied for but not yet granted.

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 & garage

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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02102025

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.



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Approximate total area⁽¹⁾

1314 ft²
122.1 m²

Reduced headroom

1 ft²
0.1 m²

(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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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