

Clevedon Avenue

Stafford, ST17 0DJ

John 
German





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£430,000

An outstanding opportunity to purchase a beautifully presented detached house which is considerably improved and also situated in this exceptionally popular location within easy access of schools for all ages.



Accommodation: Reception hall with door leading to a further area of the reception hall which has stairs rising to the first floor landing, and off which leads cloakroom with WC and wash basin. Separate utility room with space and provision for domestic appliances.

Delightful lounge and dining area which is dual aspect, having patio doors opening onto the beautiful sun terrace and lawn. Feature modern panelling and wall covering to two walls, and two vertical modern radiators.

Splendid dining kitchen having a part vaulted ceiling incorporating down lighting and a superb range of contrasting units with quartz work surfaces and also incorporating a Belfast style sink. Spacious island unit having quartz worktop extending to breakfast bar, also having further cupboards beneath. The island also has a ceramic hob. There is a double oven and dishwasher. Contrasting tiled splashbacks and patio doors opening onto the lovely sun terrace.

First floor landing off which leads four bedrooms, two of which have built-in wardrobes and a further bedroom having built-in cupboard. Luxuriously appointed bathroom with excellent full height tiling and tiles floor, bath with screen and shower above. Wash basin with integrated drawer beneath, WC and chrome radiator.

Outside, the property stands well back from the road beyond a spacious drive which is capable of parking approximately three cars, also giving access to a bike shed, and to the rear of the property there is a beautifully presented sun terrace which has direct access to both the dining area and also to the breakfast dining kitchen, and all of which provide excellent indoor/outdoor living space. Beyond the sun terrace there is a mainly lawned rear garden.

The property is situated in one of the most sought after areas of Stafford and within walking distance of schools for all ages. There are shopping facilities both at Bodmin Avenue and Wildwood. Stafford also has an intercity railway station where there are regular services to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

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:** Driveway **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: Staffordshire County Council / Tax Band D

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

Our Ref: JGA27082025

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Ground Floor

Approximate total area⁽¹⁾
1331 ft²
123.8 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.

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Agents' Notes

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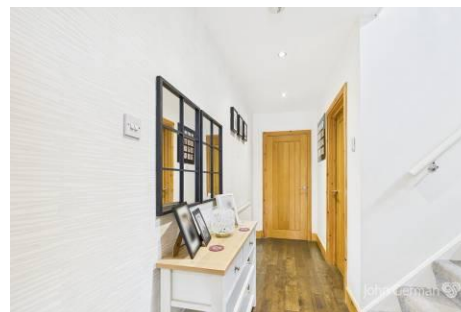
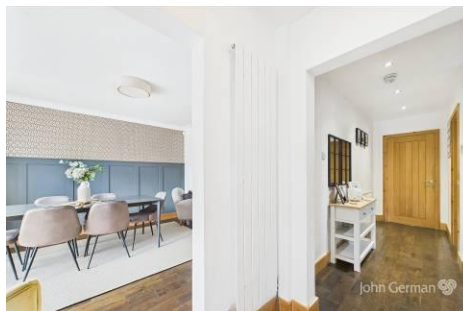
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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