



£430,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

Walton-on-the-Hill Stafford

Old Croft Road Walton-on-the-Hill
Stafford Staffordshire



Superb is the only word to describe this beautifully presented and spacious bay fronted 1930's semi detached home. Situated in Walton On The Hill which is one of Stafford's most highly regarded locations and only a stone's throw away from excellent schooling, close to shops amenities and only a bike ride away from the stunning Cannock Chase.

Internally comprising of a storm porch, spacious entrance hallway, dining/sitting room, large living room, conservatory/garden room, guest W.C and breakfast kitchen. To the first floor there are three bedrooms, W.C and a family bath/shower room. In addition to the first floor accommodation there is a staircase which leads to a substantial loft room. Externally the property enjoys ample off road parking, detached brick built garage and a large, private landscaped rear garden. The property is also offered with No Onward Chain.

- Stunning 1930's Semi-Detached Property
- Spacious Living Room & Dining Room
- Breakfast Kitchen & Garden Room
- Three Bedroom & Large Loft Room
- Ample Parking & Substantial Private Garden
- Highly Desirable Location Close To Cannock Chase

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Storm Porch

Accessed through feature arched double doors and having beautiful original stained glass and a 1930's original door leading to:

Entrance Hall 10' 6" x 8' 11" max (3.19m x 2.72m max)

A spacious, light beautifully presented entrance hall having wood effect laminate floor, understairs storage cupboard, coving, dado rail, original stained leaded glazed window to the front elevation and stairs leading to the first floor landing.

Guest WC

Having a suite comprising of a low level WC, wash hand basin with chrome mixer tap, splashback tiling and vanity unit beneath. Radiator, wood effect floor and double glazed window to the side elevation.

Lounge 23' 4" max x 11' 11" (7.10m max x 3.64m)

A substantial lounge having a large pine fire surround with cast iron inset and marble hearth with a coal effect gas fire. Picture rail, coving, two radiators and double glazed sliding doors to:

Garden Room 10' 7" x 11' 6" (3.23m x 3.50m)

Having wood effect flooring, double glazed windows to three elevations and double glazed double doors leading out to the porcelain tiled patio and large private rear garden beyond.



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Dining Room 14' 8" x 12' 0" (4.46m x 3.65m)

A spacious third reception room having a pine fire surround with cast iron and tiled inset with granite hearth and living flame coal effect fire, radiator and double glazed bow window to the front elevation.

Breakfast Kitchen 19' 5" x 8' 11" (5.93m x 2.73m)

Having a range of matching Shaker style units extending to base and eye level with under cupboard lighting and fitted work surfaces with inset stainless steel sink drainer with mixer tap. Space and plumbing for appliances, Range cooker with glass and stainless steel cooker hood over, wall mounted gas central heating boiler, bevelled edge splashback tiling, wood effect flooring, two radiator, double glazed window and door to the side elevation and further double glazed window to the rear elevation.

First Floor Landing

A turned staircase leads to the loft room.

Bedroom One 12' 0" x 15' 0" (3.65m x 4.57m)

A good-sized double bedroom having a cast iron fire surround, two radiators, picture rail and double glazed bow window to the front elevation.

Bedroom Two 13' 6" x 12' 0" inc recess (4.11m x 3.65m inc recess)

A second double bedroom having fitted wardrobes fitted in the recess, picture rail, radiator and double glazed window to the rear elevation.

Bedroom Three 8' 2" x 9' 0" (2.48m x 2.75m)

Having a radiator and double glazed window to the front elevation.

Family Bath / Shower Room 7' 4" x 9' 0" (2.24m x 2.74m)

Having a suite comprising of a panelled bath with contemporary style chrome mixer tap with shower attachment, tiled corner shower cubicle with mains shower, pedestal wash basin with chrome mixer tap and low level WC. Airing cupboard, shaver point, tiled floor, tiled splashback, downlights, radiator and double glazed window to the rear elevation.

Separate WC

Having a low level WC, wash hand basin with chrome mixer tap, tiled floor, half height tiled walls, radiator and double glazed window to the side elevation.

Substantial Loft Room 13' 4" x 13' 1" (4.06m x 4.00m)

A spacious loft room having a radiator and two skylight windows to the front elevation and a further skylight to the side elevation.

Outside - Front

The property has a large front garden is approached over a gravel driveway providing ample off-road parking with a lawned garden and double gates at the side of the house lead to:

Outside - Side

A gravelled side area with a porcelain tiled seating area, garden shed and opens into:

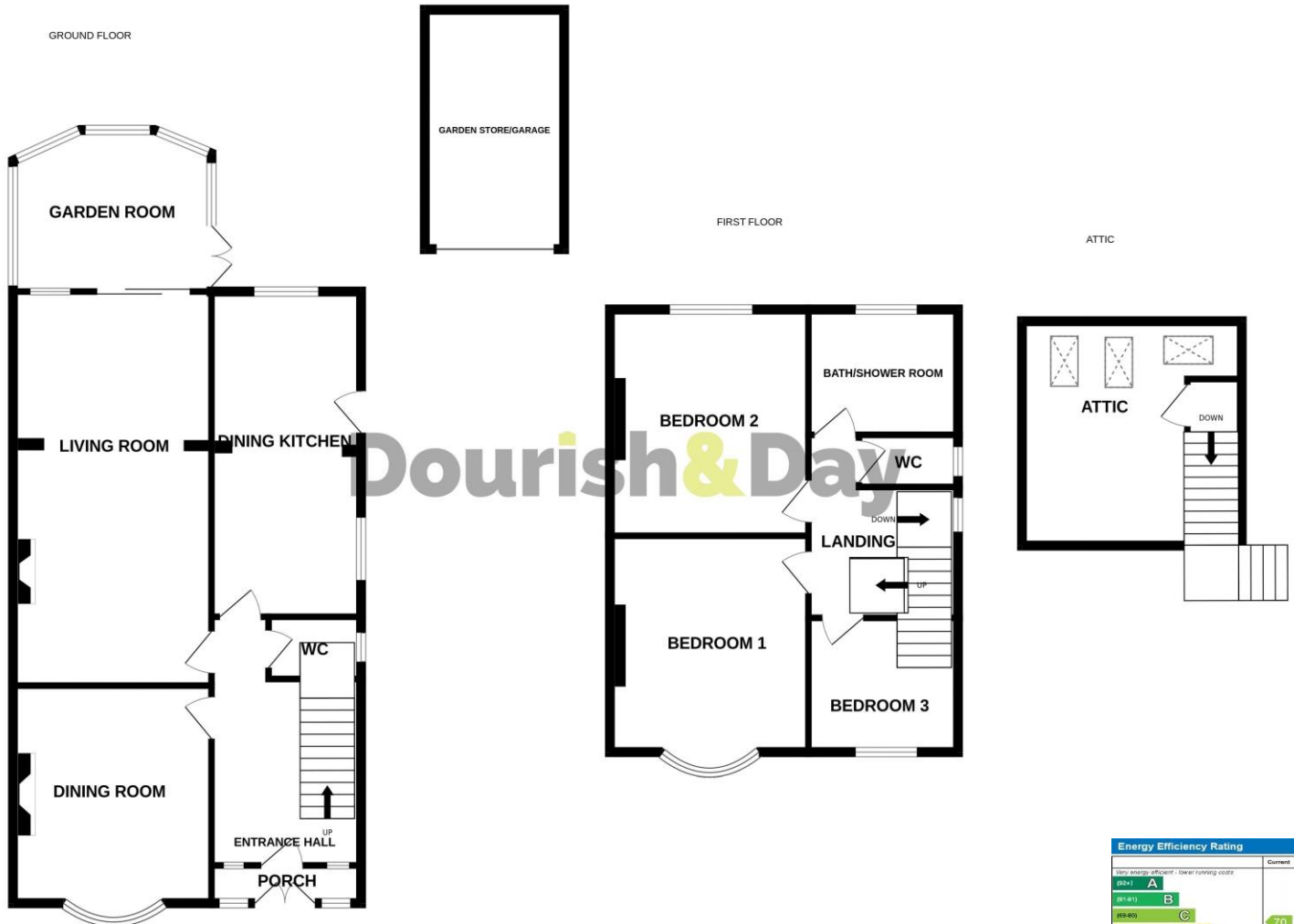
Outside - Rear

The substantial private rear garden includes a large porcelain tiled patio being mainly laid to lawn with raised sleeper beds with a variety of plants and shrubs. The garden shed is included in the sale. The property also has an outside water tap, EV charging point and power point.

Substantial Brick Built Store 15' 8" x 8' 0" (4.77m x 2.45m)

A detached, brick-built former garage with up and over door to the front.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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