



£240,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

Hillcroft Park Stafford

Mendip Avenue Hillcroft Park
Stafford Staffordshire

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Do you want to live in a highly desirable location, but want something to modernise and make your own? Well, now you have the perfect opportunity! This three bedroom semi-detached home also benefits from having planning permission to extend to two elevations to the side and to extend to one elevation at rear, turning this property into a spacious 4 bedroom family home.

The property currently comprises of a good sized entrance hallway, open-plan living room & dining room, kitchen, guest WC, and a double glazed lean-to conservatory/utility. Meanwhile, to the first floor there are three bedrooms and a family shower room. Externally, the property enjoys ample off-road parking, a detached garage, and a good sized & private rear garden.

- Three Bedroom Semi-Detached Property
- Highly Desirable Location, Close To Schooling
- Open Plan Lounge & Dining Room
- Ample Parking, Garage & Good Sized Rear Garden
- Modernisation Required Throughout
- Planning Permission Granted To Extend To 4 Bedrooms

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Entrance Hallway

A good sized entrance hallway having, double glazed window to the front elevation, understairs storage cupboard, and stairs off to the first floor landing.

Lounge 13' 8" x 10' 3" (4.16m x 3.12m)

A spacious open-plan lounge having stone built fire surround housing a coal effect gas fire set on a slate hearth, radiator, and opening into dining room.

Dining Room 11' 6" x 8' 10" (3.50m x 2.70m)

A spacious dining room having a radiator, door to kitchen, and double glazed door to utility room.

Utility/Lean-to Conservatory 4' 5" x 11' 1" (1.35m x 3.39m)

The utility area is of a conservatory style construction with double glazing looking out to the rear whilst there is a side facing UPVC double glazed exterior door leading out to the driveway. There are spaces for a washing machine and tumble dryer whilst a door leads through to a guest WC.



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Guest WC

The guest wc is fitted with a contemporary white suite which includes a low level flush wc and a wall mounted wash hand basin with chrome mixer tap. There is also a rear facing double glazed window.

Kitchen 11' 1" x 7' 6" (3.39m x 2.28m)

The kitchen is fitted with a range of matching base cabinets and wall units whilst a one and a half bowl sink with chrome mixer tap is set into a wood effect work surface with tiled splash back. There are spaces for a dishwasher and a tall fridge/freezer whilst there is an integrated cooker with a four ring electric hob set into the work surface. There is a side facing double glazed window and rear facing UPVC double glazed door leading through to the utility area whilst the kitchen also houses the central heating boiler.

First Floor Landing

A staircase leads up to a bright first floor landing with side facing double glazed window. The landing also houses the loft access hatch.

Bedroom One 13' 8" x 9' 10" (4.16m x 3.0m)

A generous double bedroom fitted with a radiator, front facing UPVC double glazed window and a useful built-in wardrobe.

Bedroom Two 11' 5" x 9' 11" (3.47m x 3.01m)

A generous second double bedroom is fitted with a radiator and rear facing double glazed window and both a wardrobe and airing cupboard.

Bedroom Three 10' 7" x 6' 6" (3.22m x 1.98m)

A single bedroom is fitted with a built-in cupboard, radiator and a front facing double glazed window.

Family Shower Room

The shower room has been refitted to incorporate an integrated low level flush wc, vanity unit with wash hand basin with chrome mixer tap and a wet area with shower. There is a tiled floor, radiator and rear facing double glazed window.

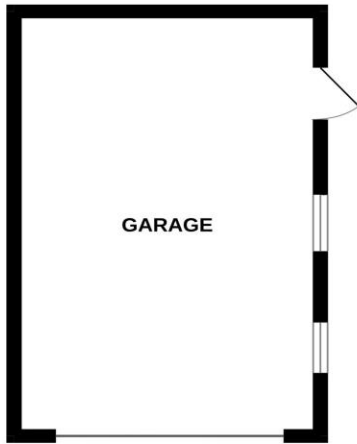
Externally

The property has a lawned front garden, and is approached over a block-paved driveway which continues to the side, providing parking for several vehicles, leading to the detached garage and good sized private rear garden which is laid mainly to lawn with a block-paved seating area, summerhouse & large garden shed.

Garage

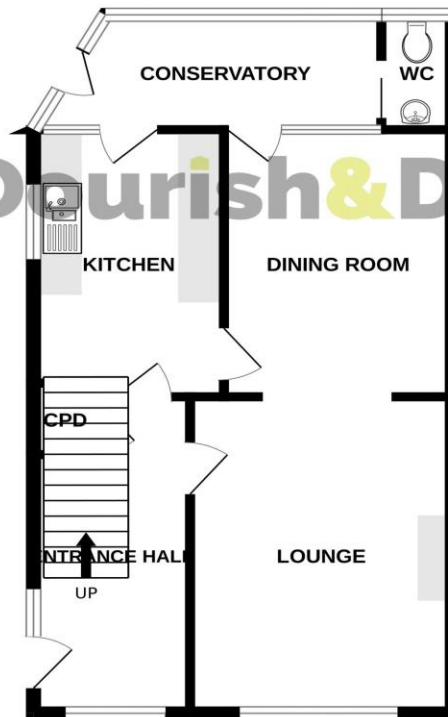
Having power, lighting, up and over door to the front elevation, windows and a pedestrian access door to the side elevation.



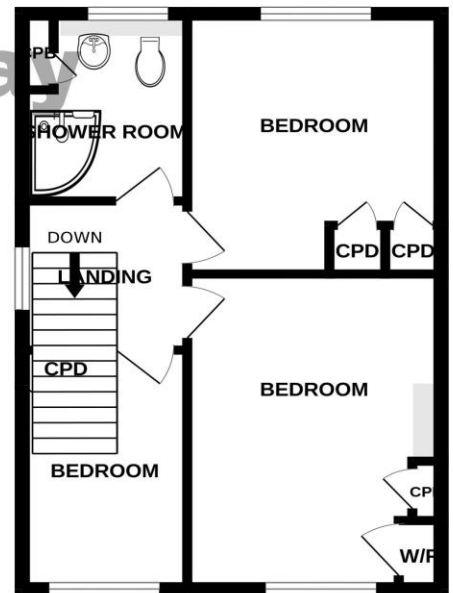


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-105) A		12
(81-91) B		
(69-80) C		
(55-68) D	10	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EPD Dourish & Day	2024/11/15



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