



£240,000

TENURE: Freehold

EPC RATING: D

COUNCIL TAX BAND: C

## Hillcroft Park Stafford

Mendip Avenue Hillcroft Park  
Stafford Staffordshire

*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

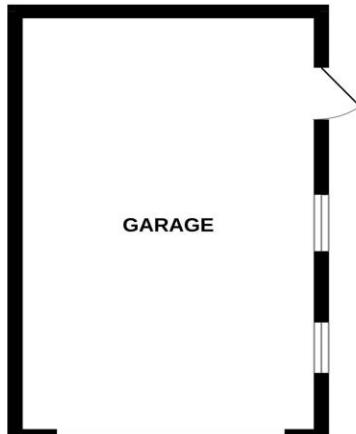
Having power, lighting, up and over door to the front elevation, windows and a pedestrian access door to the side elevation.

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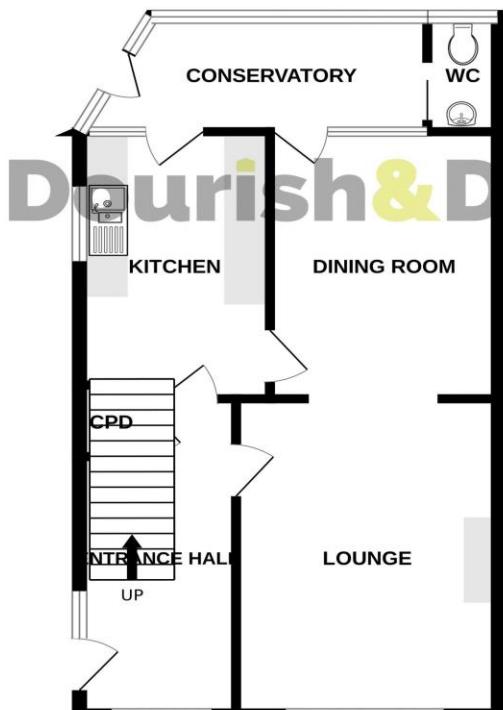
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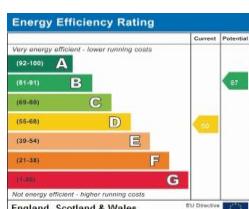
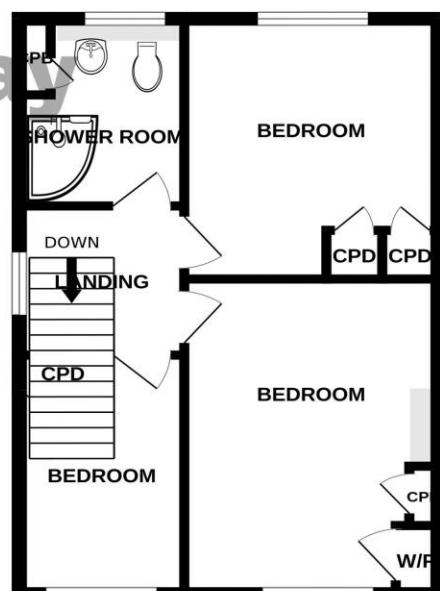


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GROUND FLOOR



1ST FLOOR



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