



£500,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💰 COUNCIL TAX BAND: F

Walton-on-the-Hill Stafford

The Village Walton on the Hill
Stafford Staffordshire



This stunning detached family home sits in one of the region's most desirable villages within walking distance of Berkswich Primary School and Walton High School and close to Cannock Chase and Brocton Hall Golf Club.

The extended home offers with no onward chain and provides exceptionally spacious family accommodation throughout which comprises of an entrance hall, living room, dining room, sitting room and a kitchen all to the ground floor. To the first floor you will find five bedrooms a family bathroom with a separate WC. Externally the property is approached over a large driveway providing ample off-road parking for several vehicles and a garage. Externally there is a large private garden. Properties like these do not often come on the market so do not delay and call us today to book in your viewing appointment.

- Five Bedroom Detached Family Home
- Five Good Size Bedrooms & Family Bathroom & WC
- Living Room, Kitchen, Dining Room & Sitting Room
- Large Driveway For Several Vehicles & Large Rear Garden
- Short Commute To Stafford Town Centre & Cannock Chase
- Located In A Highly Desirable Area & No Onward Chain

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hallway

Accessed through a wooden entrance door with a feature stained glass panel to the side, there are stairs leading up to the first floor landing, an understairs storage cupboard and a cloakroom. There is also wooden flooring.

Living Room 18' 7" x 13' 6" (5.66m x 4.11m)

Having a gas fire set into a brick chimney with a brick surround and a stoned hearth. There is wood floor, a radiator, and a double glazed window to the side elevation, and a double glazed bay window to the front elevation.

Dining Room 11' 7" x 8' 8" (3.53m x 2.65m)

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

Sitting Room 11' 6" x 8' 9" (3.51m x 2.66m)

A versatile room having a radiator, double glazed windows to the rear & side elevations.

Kitchen 8' 2" x 17' 9" (2.49m x 5.42m)

Having a range of matching base & eye-level units with fitted work surfaces and an inset 1.5 bowl sink unit with chrome mixer tap. There is undercounter space for plumbed appliances & space for a cooker with a cooker hood over. There are tiled splashbacks, tiled effect floor, a larder, radiator, a double glazed window to the side & rear elevation, and a wooden door which leads to the rear elevation.



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Landing

A spacious landing having loft access and an airing cupboard.

Bedroom One 17' 8" x 13' 5" (5.38m x 4.10m)

A spacious double bedroom having a built-in wardrobe with rails & storage, there is two additional storage cupboards, a radiator, a double glazed bay window to the front elevation.

Bedroom Two 12' 4" x 8' 9" (3.75m x 2.67m)

A second double bedroom having a radiator & double glazed windows to the side and front elevations.

Bedroom Three 10' 9" x 9' 11" (3.27m x 3.03m)

A further double bedroom having a storage cupboard, radiator & double glazed window to the front elevation.

Bedroom Four 7' 2" x 13' 6" (2.19m x 4.12m)

A double bedroom having a radiator and double glazed windows to the side & rear elevations.

Bedroom Five 10' 10" x 8' 9" (3.29m x 2.67m) maximum measurements

Having a double glazed window to the side elevation and a double glazed bow window to the rear elevation.

WC 5' 0" x 2' 9" (1.52m x 0.84m)

Having a WC, tiled walls, tiled floor, and a double glazed window to the rear elevation.

Bathroom 7' 5" x 6' 9" (2.26m x 2.05m)

Having a white suite comprising of a panelled bath with mains shower over a glazed screen with chrome taps. There is a pedestal wash basin with a chrome tap, a WC. There are tiled walls, tiled floor, a radiator, and a double glazed window to the rear elevation.

Outside Front

The property is approached over a large driveway which provides ample off-road parking for several vehicles. There is a lawned garden to the front with a feature stone paved wall, there are various flower & shrubs and mature trees to the side of the property. The driveway gives access to the main entrance door a double garage and side elevation.

Garage 20' 11" x 11' 8" (6.37m x 3.55m)

Having a double wooden doors opening up into the garage which comprises of a pit. There is power & lighting, a glazed window to the rear elevation, and a wooden door that also leads into the rear elevation.

Outside Side

Giving side access which leads to the rear elevation.

Outside Toilet 4' 9" x 2' 9" (1.46m x 0.85m)

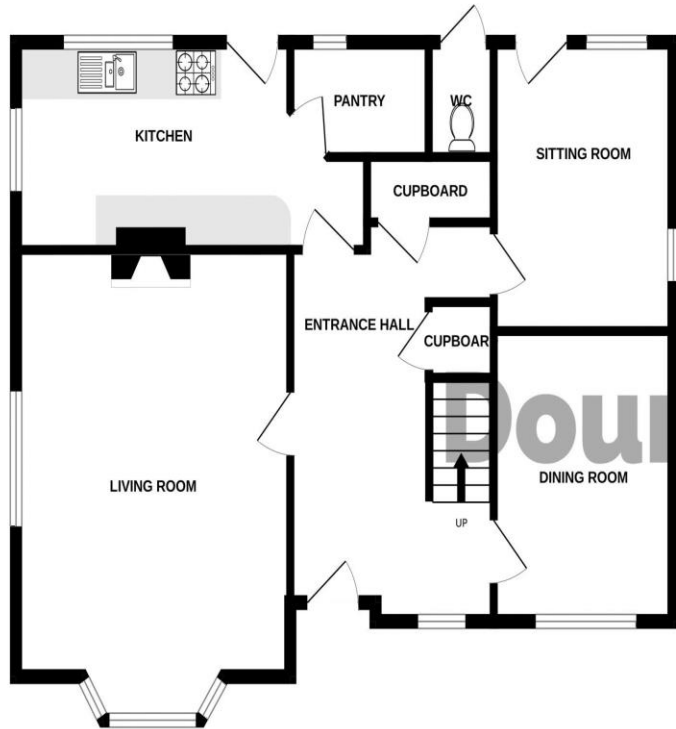
Comprising of a high level toilet, tiled floor.

Outside Rear

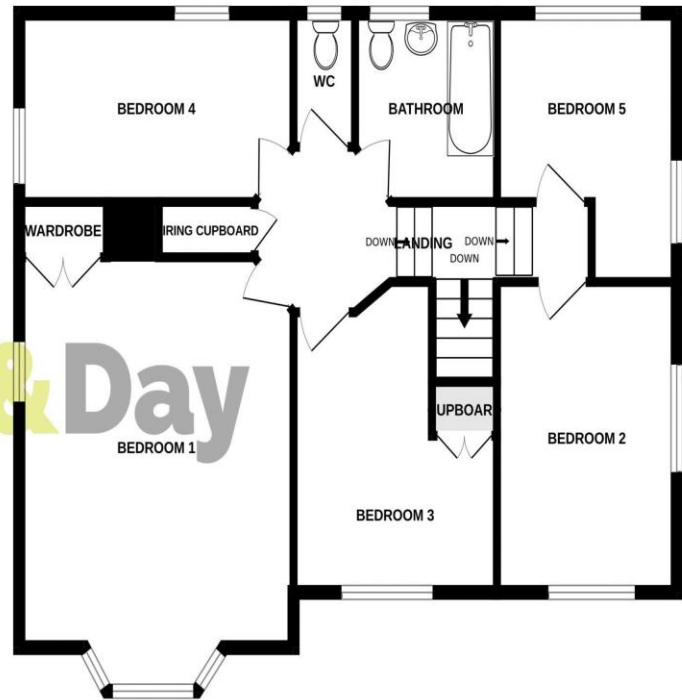
A large private rear garden which comprises of a large outbuilding providing ample storage and having glazed windows to the rear elevation, power, lighting & inspection pit. There is a concrete sitting area which is approached over a lawned garden. There are various shrubs & trees which surround the property.



GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	77 C
39-54	E		
21-38	F		
1-20	G		



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