

£285,000

 TENURE: Freehold

 EPC RATING: D

 COUNCIL TAX BAND: C

Hillcroft Park Stafford

Selworthy Drive Hillcroft Park
Stafford Staffordshire



The only thing this property is missing is you! Are you tired of viewing homes that seem like they'll need immediate investments? We've found the ideal solution—a spacious semi-detached family home. Situated in a highly sought-after area, it falls within the catchment area for Walton High and is conveniently close to Oakridge Primary School.

This home is perfect for a family, offering an entrance porch, hallway, open plan living/dining room, a modern fitted kitchen, extended sitting room, laundry room, and guest WC. Upstairs, discover a family bathroom and three well-sized bedrooms. Outside, there's a driveway, single garage, and an enclosed rear garden. This gem won't stay available for long—schedule a viewing now!

- Extended Semi-Detached Family Home
- Open Plan Living/Dining Room & Extended Sitting Room
- Contemporary Fitted Kitchen & Laundry Room
- Three Well Proportioned Bedrooms
- Family Bathroom & Guest WC
- Driveway, Garage & Rear Garden

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

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Entrance Porch

Accessed through a double glazed sliding door with an internal Upvc door leading through to the main entrance hall.

Entrance Hallway

Having stairs rising to the first floor accommodation, wood effect flooring a radiator and a double glazed window to the front elevation.

Open Plan Living/Dining Room

Living Area 13' 0" x 10' 3" (3.95m x 3.13m)

A bright reception room which features a brick fireplace with gas fire, wood effect flooring a radiator and a double glazed window to the front elevation.

Dining Area 10' 10" x 8' 11" (3.29m x 2.72m)

Accessed directly off the living room and having wood effect flooring and a radiator.

Kitchen 10' 8" x 7' 5" (3.26m x 2.25m)

A newly fitted kitchen featuring a contemporary matching range of wall, base and drawer units with complimenting work surfaces which incorporates one and a half bowl stainless steel sink drainer unit with mixer tap. Integrated appliances within the kitchen include an oven, gas hob with cooker hood above, dishwasher and fridge/freezer. The room also benefits from having wood effect flooring, recessed downlights and a double glazed window to the side elevation.

Sitting Room 9' 11" x 13' 8" (3.01m x 4.16m)

A wonderful and highly versatile room which has a radiator and a double glazed sliding door which provides direct access out to the rear garden.

Laundry Room 4' 11" x 6' 10" (1.51m x 2.08m)

Providing spaces for a washing machine and dryer whilst also having a double glazed window to the side elevation and a double glazed door.

Guest WC 4' 5" x 6' 11" (1.34m x 2.12m)

Fitted with a suite which includes a WC and a pedestal wash hand basin whilst also having wood effect flooring a radiator and a double glazed window to the rear elevation.

First Floor Landing

Having a loft access point and a double glazed window to the side elevation.

Bedroom One 13' 5" x 7' 11" (4.08m x 2.42m)

A double bedroom which features fitted wardrobes with sliding mirrored doors to one wall a radiator and a double glazed window to the front elevation.

Bedroom Two 10' 10" max x 9' 11" max (3.29m max x 3.03m max)

A second double bedroom which has fitted wardrobes a built in cupboard, radiator and a double glazed window to the rear elevation.

Bedroom Three 10' 3" into door recess x 6' 5" (3.12m into door recess x 1.95m)

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

Family Bathroom 5' 9" x 6' 4" (1.74m x 1.94m)

Fitted with a suite which includes a WC, pedestal wash hand basin and a panelled bath with electric shower over. The room also has a tiled floor, radiator and a double glazed window to the rear elevation.

Outside Front

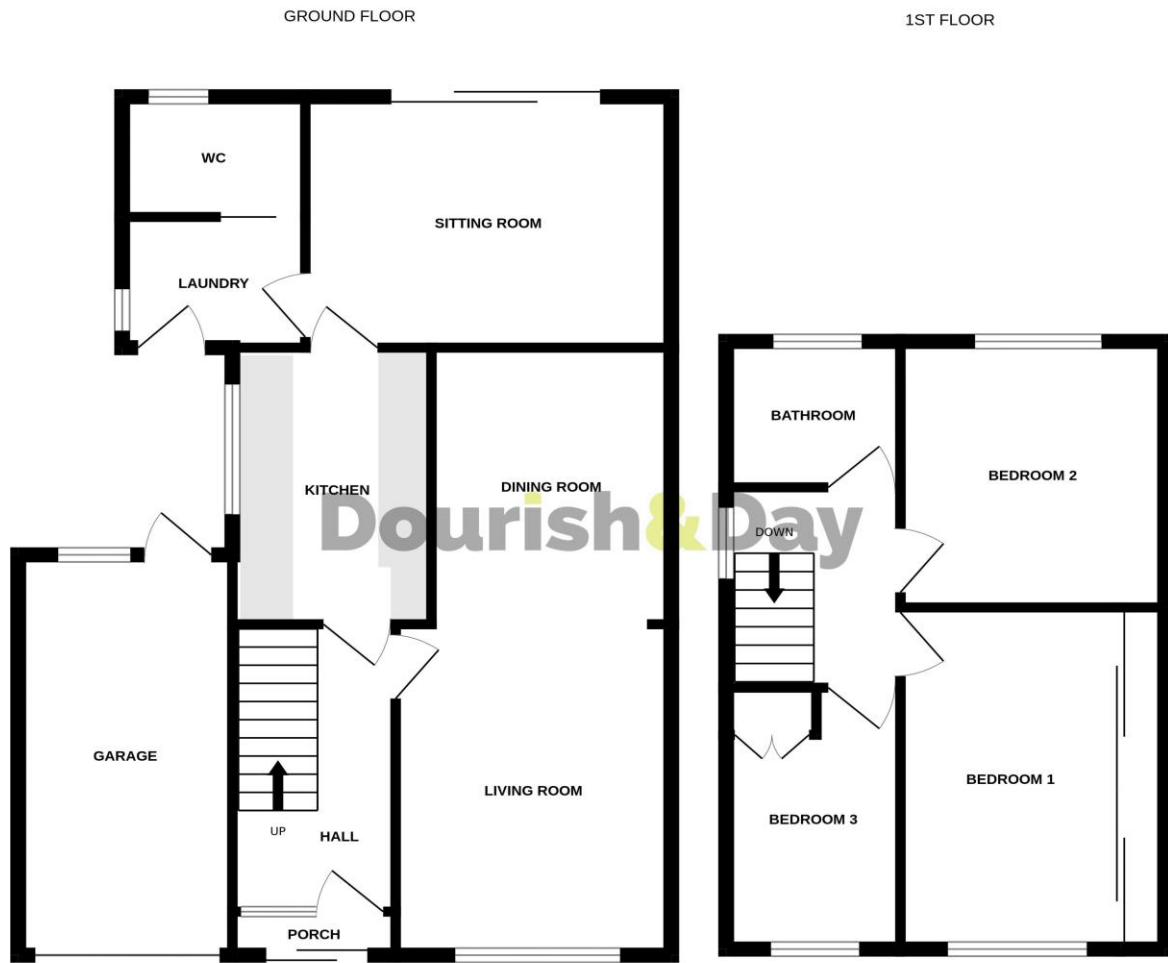
The property is approached over a driveway providing off street parking and a lawned front garden.

Garage

A single garage accessed via a up and over style garage door and having a rear window and door.

Outside Rear

A well kept enclosed rear garden which is mainly lawned with a decked seating area.



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 - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Very energy efficient - higher running costs			
England & Wales		8.4	8.4
EU Directive 2002/91/EC		6.7	
www.ec.europa.eu			

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