

Birch Close

Walton-on-the-Hill, Stafford, ST17 0LZ

John
German



Birch Close

Walton-on-the-Hill, Stafford, ST17 0LZ

Offers over £240,000

A perfect retirement bungalow in this sought-after village, convenient for local and town centre amenities and close to Cannock Chase and Milford Common.

Approached from Cedar Way and Old Croft Road, Birch Close is a very pleasant cul de sac of similarly styled bungalows and is located within a walk of the village centre and amenities and is close to the many walks that surround the village and also within a walking distance of Cannock Chase.

This uPVC double glazed and gas centrally heated bungalow offers a covered side entrance door that leads you into a reception hall off which lead the two front facing bedrooms, the bathroom and the lounge/dining room.

Bedroom one is a good-sized double room with front facing aspect and a full width range of built-in wardrobes. Bedroom two makes an ideal guest bedroom and also enjoys a front facing aspect.

Both bedrooms are conveniently placed close to the part tiled bathroom which has a white and chrome fitted bath, wash hand basin and low-level WC. Also within the bathroom is the airing/boiler cupboard which houses the recently replaced gas central heating boiler.

The main room within the property is undoubtedly the rear facing lounge/dining room which is of generous size and has a lovely outlook to the rear private garden and also has a fitted fireplace surround.

Leading off the lounge/dining room is a modern fitted kitchen with full height tiling, a range of timber fronted base units and contrasting worktops, stainless steel sink unit, built-in electric cooker and gas hob, appliance space for a fridge, window and door to rear.

Outside, to the front is driveway parking and a carport and there are neat and easily managed lawns to front and rear gardens with the rear having privately fenced boundaries and a patio area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.staffordbc.gov.uk

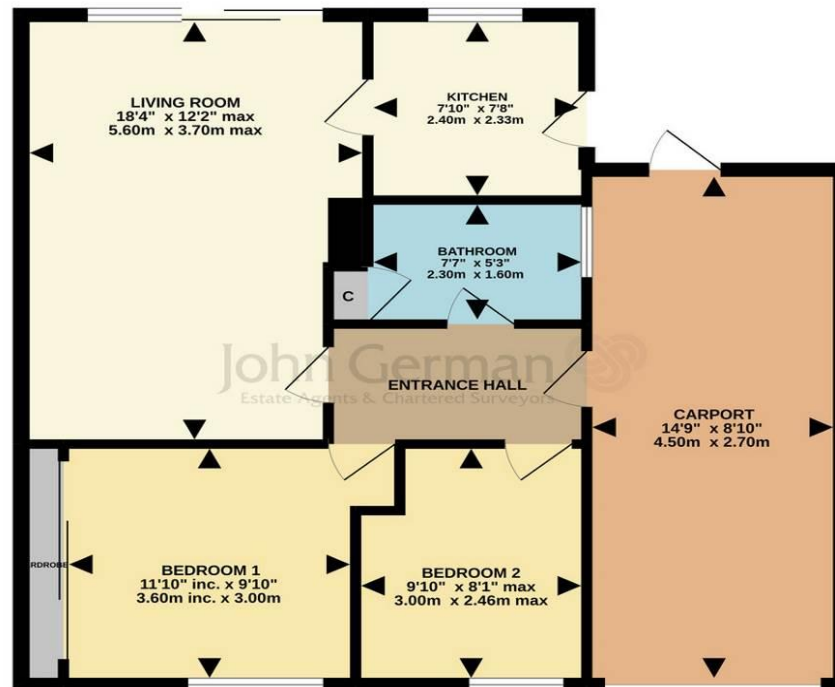
Our Ref: JGA/07112022

Local Authority/Tax Band: Stafford Borough Council / Tax Band C





GROUND 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 is given to their operability or efficiency can be given.
Made with Metropix ©2022

Agents' Notes

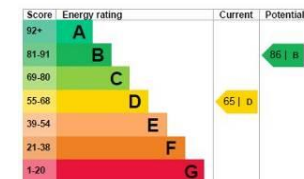
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

