

Anson Drive

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

John 
German





Anson Drive

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

Offers over £385,000

A characterful 1960's built detached house with extended and versatile accommodation located in this sought after village, convenient for Walton High School and Berkswich Primary school.



Anson Drive leads off both Old Croft Road and Cedar Way and is within minutes' walk of the picturesque old village centre and St. Thomas's church and very conveniently placed for access to Stafford town centre and neighbourhood shopping facilities at Wildwood and Weeping Cross. It is only a short drive to Milford Common, Shugborough Hall and Cannock Chase.

With gas central heating and uPVC double glazing, this property offers a reception hall with stairs to first floor and a coats storage cupboard. Leading off the hall is a light and bright front facing lounge with traditional style fireplace surround and gas fire. Positioned behind the lounge is a rear facing breakfast kitchen with a range of base and wall units, worktops and splash backs tiling, stainless steel sink, appliance spaces for a cooker, refrigerator and washing machine plus a quarry tiled floor and both rear and side aspect windows.

Leading off the kitchen is a small rear lobby giving access to the garden.

Enjoying a rear garden outlook and access via patio doors is the separate dining room with extended sitting area beyond and within the dining room is a further traditional fireplace and gas fire.

Also forming part of a rear extension is a further room that could be used as a study or fourth bedroom and it has a lobby and guest's WC leading off.

The first floor landing with side aspect window and built in eaves storage cupboard gives access to the three bedrooms and family bathroom.

Bedrooms one and two are good sized double bedrooms and bedroom three makes a good sized single bedroom. All rooms are conveniently placed for the family bathroom with its avocado coloured suite including bath with shower over, low level WC, wash hand basin and full height tiling.

Outside a single garage has an up and over door, electric light and power points. There is driveway parking to the front of the property together with a hedged front garden, lawned and bordered side garden area to the right hand side and a further side passage to the left hand side.

The substantially sized rear garden is predominantly lawned for ease of maintenance but also has a patio area, many established shrubs, hedging plants and trees and there is also a useful timber garden shed.

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.gov.uk/government/organisations/environment-agency
www.staffordbc.gov.uk

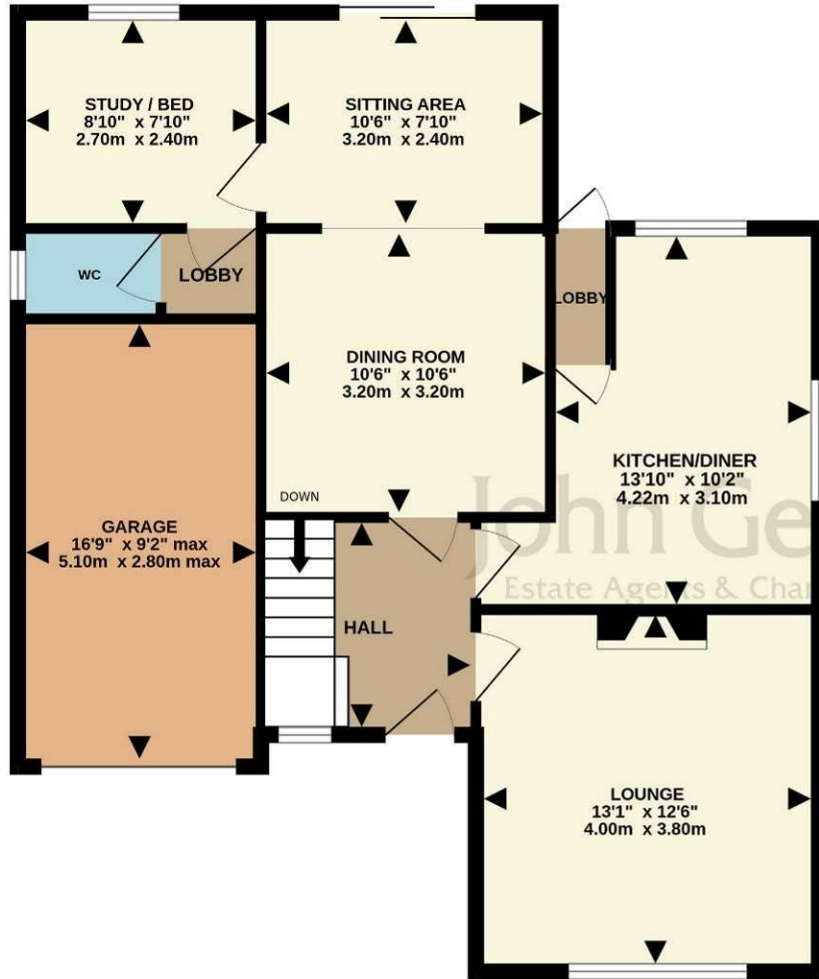
Our Ref: JGA/23032023

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

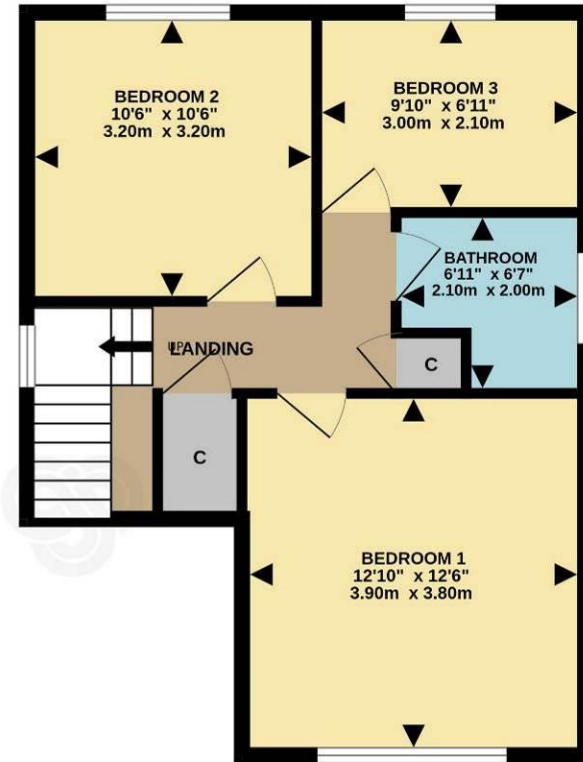




GROUND FLOOR



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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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.

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



John German

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

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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JohnGerman.co.uk Sales and Lettings Agent



