

School Lane

Walton On The Hill, Stafford, ST17 0LF



An excellent opportunity to acquire a particularly attractive and very well presented traditional semi detached house. Situated in this highly desirable road and also having the benefit of a superb living/dining kitchen.

£350,000

John German

The reception hall has a quarried tiled floor, stairs rising to the first floor landing and also a useful understairs cupboard.

There is a superb open plan living/dining kitchen. The kitchen has a very attractive range of units with contrasting worksurfaces and a stainless steel sink and drainer. Integrated appliances comprise hob, oven and stainless steel extractor canopy, dishwasher, washing machine and also there is a freestanding American style fridge/freezer. There is a tiled floor to the kitchen and dining area and carpet to the sitting area. The sitting area has a tiled surround with inset tiled hearth and an open fire facility. There is also downlighting.

The very elegant separate lounge has a front facing bay window.

The first floor landing leads to three bedrooms and bathroom with two of the bedrooms having built in wardrobes.

The luxurious bathroom comprises roll top free standing bath with traditional chrome mixer tap and shower, pedestal wash basin, WC and a separate shower. There is superb contrasting wall and floor tiling.

Outside, the property stands back from the road beyond a good sized drive, capable of parking approximately three cars. To the rear of the property, there is a lawn garden and also to the side there is a useful area.

The location is extremely enviable, situated on one of the most sought after roads within the immediate area and also very accessible for schools for all ages including Walton High School and local shopping facilities at both Bodmin Avenue and also Cannock Road. Stafford town centre has an intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provides direct access into the national motorway network and M6 toll.

Enacted planning permission Ref. No: 10/14327/FUL

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/30032023 **Local Authority/Tax Band:** Stafford Borough Council / Tax Band D





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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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.

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