

# Oakridge Way

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

John   
German









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£420,000

An outstanding family house which has the benefit of a lovely spacious, mature garden. Particularly well located within walking distance of reputable schools for all ages.





An enclosed porch with tiled floor leads to a reception hall which has stairs rising to the first floor landing and an attractive range of internal doors giving access to the cloakroom which has a wash basin with integrated cupboard beneath and WC.

The breakfast kitchen has an excellent range of high and low level units, complemented by granite effect work surfaces and a one and half bowl sink and drainer. There is a gas hob with concealed extractor above and a split level double oven. An opening leads into the utility area which has a further range of cupboards and work surfaces, space and provision for white goods and a wall mounted gas boiler.

There is a separate formal dining room with feature wall covering to one wall and double doors opening to the delightful and extended lounge which has a stylish stone fireplace with coal effect gas fire and is light and airy courtesy of three windows and double French style doors which open to the deck and beautiful garden beyond. There is also a very useful small study area off.

The first floor landing has a built in cupboard and leads to four bedrooms, three of which are generous size doubles. The principal has a fitted wardrobe in the dressing area and tastefully appointed en suite with exquisite full height tiling, wash basin and WC set into an integrated unit with cupboards and display shelf, double width shower, chrome towel radiator and downlighting. The secondary bedroom also has the benefit of fitted bedroom furniture.

The family bathroom comprises wash basin and WC, again set into an integrated unit with cupboard beneath and display shelf, bath with electric shower and screen above, splendid full height tiling and a vertical towel radiator.

Outside, the property stands well back from the road beyond attractive lawn front garden, adjacent border and a spacious brick block drive which gives access to the garage and carport. There is a beautiful extensive rear garden with deck, having an ornamental fishpond and paved terrace with immediate access to the house. Beyond lies a spacious lawn with a winding side path leading to a further terrace which has a water feature, established beds and borders and an additional lawn with further trees leading to a productive area of the garden. There is also a garden store and greenhouse.

The property is situated in an exceptionally popular area with schools for all ages. There are also local shopping facilities at both nearby Wildwood and Bodmin Avenue. Stafford town centre has an intercity railway station where there are regular services to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway and M6 toll.

What3words: recording.endearing.certainty

**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](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffordshire.gov.uk](http://www.staffordshire.gov.uk)

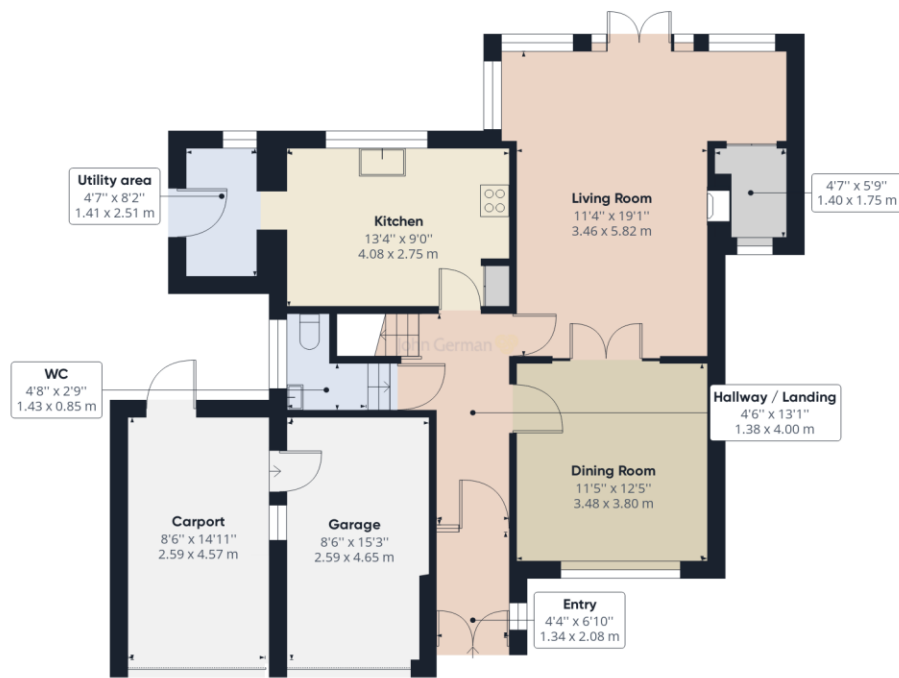
**Our Ref:** JGA/04052023

**Local Authority/Tax Band:** Staffordshire County Council / Tax Band E







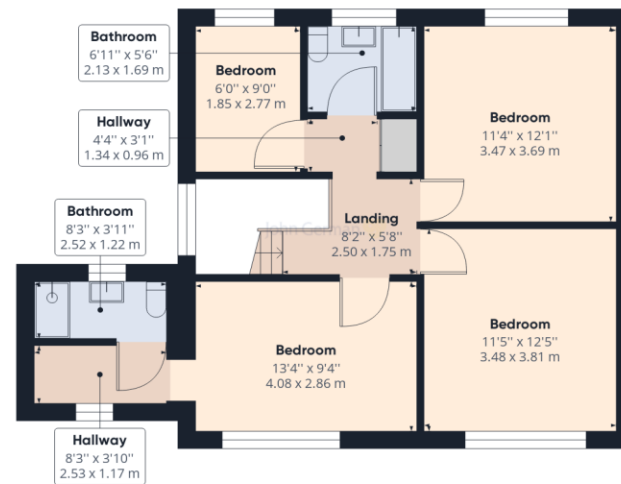


**Ground Floor**

**Approximate total area<sup>(1)</sup>**

1647.39 ft<sup>2</sup>

153.05 m<sup>2</sup>



**Floor 1**

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**





### 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	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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