

Winsford Crescent

Stafford, ST17 0PJ



An attractive semi-detached family home situated in a highly sought after location, within the highly regarded Walton High School catchment area. No chain.

£250,000

John German

Hillcroft Park is one of Stafford's most sought-after locations due to the close proximity to a range of shops and local amenities. It is also well placed for Cannock Chase - An Area Of Outstanding Natural Beauty, a haven for wildlife and a wonderful place to walk and cycle. For families the local schooling is excellent, it falls in the catchment for Oakridge Primary, awarded 'Outstanding' in its latest Ofsted rating and for secondary education it falls in the catchment for the highly regarded Walton High School. Stafford town centre is a home to a range of supermarkets, high street shops, bars and restaurants in addition to an intercity railway station offering regular services to London Euston taking approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network.

Planning permission which has been approved for the erection of a two-storey side extension with projecting single storey front extension/canopy, reference 22/36166/HOU.

Step inside the hallway with wooden effect laminate flooring, carpeted stairs rising to the first floor landing with a useful under stairs cupboard and oak doors leading to the ground floor accommodation.

The open plan lounge/diner has a uPVC double glazed bay window to the front, carpeted flooring and a stone effect fire surround with electric fire. An opening leads into the second reception room, ideal as a dining/sitting/family room with a door to the kitchen and sliding doors to an extended third reception room with carpeted flooring, roof lights, spotlights to the ceiling, double glazed windows and patio doors out to the rear garden.

The kitchen can be accessed via either a oak door from the entrance hall or from the dining room and has wooden effect vinyl flooring, ceiling spotlights, a range of matching wall and base units with laminate worksurfaces over, half tiled splashbacks, stainless steel with drainer and two UPVC double glazed windows to the rear aspect.

A door off the kitchen leads to a handy storage room which was originally part of the garage and has now been split to provide a storage space to the front of the garage and a useful room to the rear, ideal as a home office or study.

Upstairs there are three attractively decorated bedrooms, two generous doubles and one smaller single all benefiting from fitted wardrobes, uPVC double glazed windows and grey carpets.

The contemporary family bathroom has a suite comprising low flush WC, hand wash basin and bath with rainfall shower over alongside a heated towel rail, ceiling spotlights, grey tiling and a UPVC double glazed window to the rear aspect.

Outside to the front of the property is a tarmac driveway and lawned front garden.

To the rear of the property is a generously sized fully enclosed garden with patio seating area and large lawn.

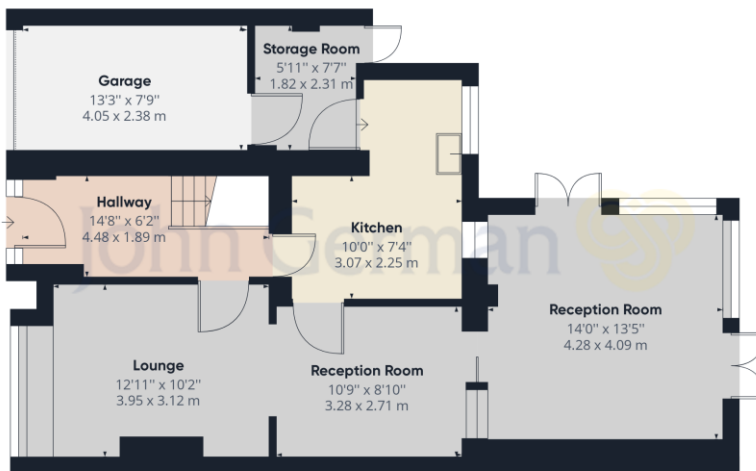
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

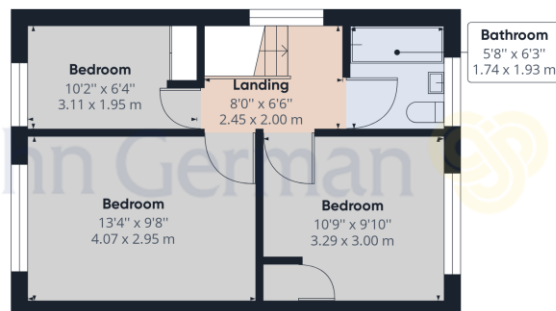
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/25072023

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾

1159.34 ft²

107.71 m²

(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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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Agents' Notes

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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.

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