

# Milford Road

Walton-On-The-Hill, Stafford, ST17 0JY

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Offers Over  
£550,000

A beautifully presented & characterful semi-detached family home situated in the popular location of Walton-On-The-Hill.



John German are delighted to offer to the market 'Hillside', a superbly appointed semi-detached family home occupying a delightful position within the highly desirable area of Walton-on-the-Hill. It has easy access to Cannock Chase, an area designated as a place of outstanding natural beauty, ideal for a walk, jog, trek or cycle. There are an excellent choice of nearby schools including Leasowes Primary School which was awarded outstanding in its latest Ofsted report and for secondary education it's the highly regarded Walton High School. The county town of Stafford is home to a range of shops, supermarkets, bars, restaurants and pubs. For commuters junctions 13 and 14 of the M6 provide direct access into the national motorway network. For rail links, Stafford's intercity railway station offers regular services to London Euston.

Internally the property comprises of front entrance door opening into the hallway with a door leading off into the cosy living room with windows to the front and side aspect, carpeted flooring, ceiling light point and feature cast iron fireplace with tiled hearth.

Leading from the hallway is the gorgeous reception hallway with quarry tiled flooring, carpeted stairs rising to the first floor landing, a retro style cooker (for show only) set within a brick fireplace and a barn style door leading down into the inner hallway.

From the inner hallway there are doors leading off into the utility cupboard with space and plumbing for a washing machine and tumble dryer, a further useful pantry space and doors off into the versatile ground floor double bedroom and modern shower room.

The heart of the home is the impressive open plan Kitchen/Dining/Living area, which has been beautifully extended and modernised to create a space designed with modern family living in mind. There are an extensive range of matching hi-gloss wall and base units with a variety of integral kitchen appliances, space for a freestanding American fridge/freezer, space for a range style cooker, an island unit with breakfast bar seating, a large roof lantern allowing natural light to flood the room and a window and door to the side aspect providing access to the side of the property and the driveway. An opening leads from the kitchen into the superb sunroom a superb living space with bi-folding doors opening out onto the rear garden.

Upstairs there are three well-proportioned bedrooms all with fitted wardrobe space and the master boasting a range of fitted wardrobes and its own en-suite shower room. The other two bedrooms are serviced by the modern family bathroom comprising of white panelled bath with rainfall shower over, low level wc, wash hand basin, chrome style heated towel rail and spotlights to the ceiling.

Outside to the front of the property there is a large driveway providing off-road parking for various vehicles, a small front garden with a variety of plants and shrubs and to the rear of the property is the most superb fully enclosed garden with large decked seating areas, an outdoor workshop (perfect as a home office or salon) and a large lawned rear garden.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Private septic tank

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA27092024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







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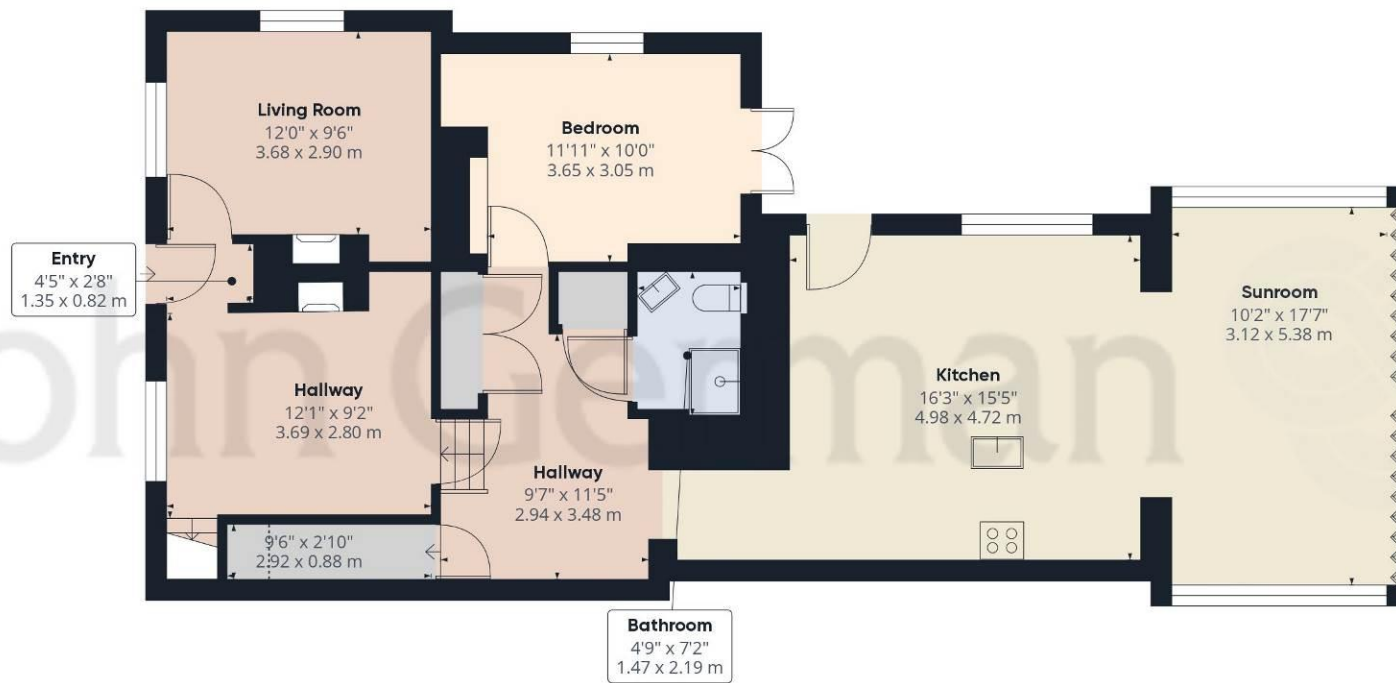




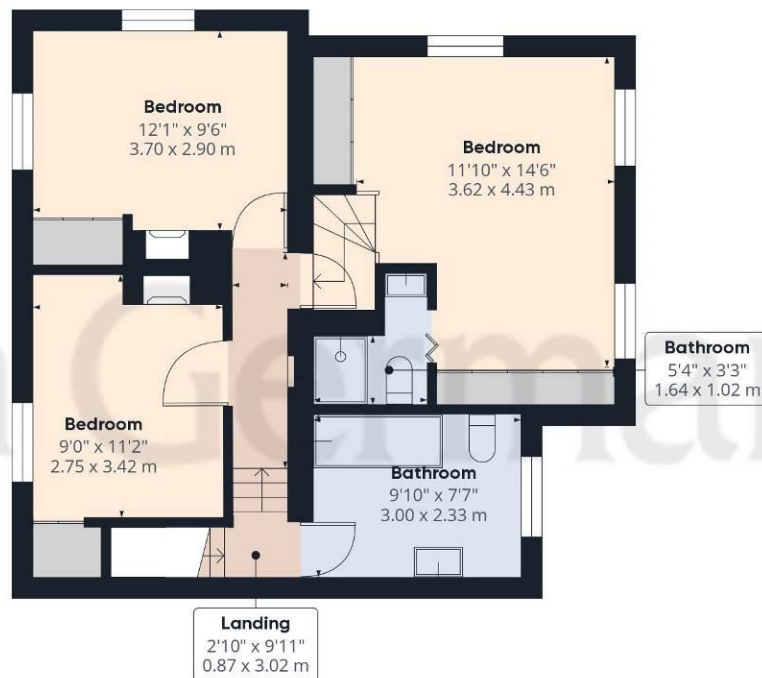








Ground Floor



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

1588.75 ft<sup>2</sup>

147.6 m<sup>2</sup>

**Reduced headroom**

5.27 ft<sup>2</sup>

0.49 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.





### 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
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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