



**Webbs**  
*Exclusive Homes*

**Milford Road, Walton On The Hill, Stafford, ST17 0JY**

**Offers In The Region Of £260,000**



**\*\* GARAGE \*\* REAR DRIVEWAY \*\* ELEVATED VIEWS \*\* FULLY REFURBISHED \*\* INTERNAL VIEWING IS ESSENTIAL \*\* NO CHAIN \*\* DESIRABLE LOCATION \*\* ENSUITE & BATHROOM \*\*** Webb's Estate Agents have pleasure in offering this very well presented and recently refurbished detached bungalow, situated in desirable location. Occupying an enviable elevated position with views, briefly comprising: porch, through hallway, lounge, open plan kitchen diner, three bedrooms, en-suite to master and refitted bathroom. Externally there is front and rear gardens, rear driveway and garage. OFFERED WITH NO CHAIN



#### DRAFT DETAILS

\* Awaiting vendor approval \*

#### Porch

#### Through Hallway

Via entrance door, wall mounted radiator and doors to;

#### Lounge

11'5" x 12'1"

Having double glazed patio doors to garden and wall mounted radiator.

#### REFITTED Kitchen Diner

22'2" x 14'4" max

Having double glazed windows to side and rear elevation, double glazed door to garden, wall mounted radiator, comprising: wall, base and drawer units, work surface over, inset single drainer sink, integral oven, hob with extractor hood over and ample appliance space.

#### Bedroom One

14'1" x 14'3"

Having double glazed bay window to front elevation, wall mounted radiator and door to ensuite.



#### Ensuite

Having wall mounted radiator, comprising: low level WC, hand wash basin and low level WC.

#### Bedroom Two

14'2" x 11'11"

Having double glazed bay window to front elevation and wall mounted radiator.

#### Bedroom Three

8'11" x 8'2"

Having double glazed window to side elevation and wall mounted radiator.

#### REFITTED Bathroom

Having double glazed window, wall mounted radiator, comprising: paneled bath, low level WC and pedestal sink.

#### Rear Garden

Paved patio area, being tiered with shrub borders, bedding areas, fully enclosed with gated access to rear driveway/garage and front elevation.

#### To The Front

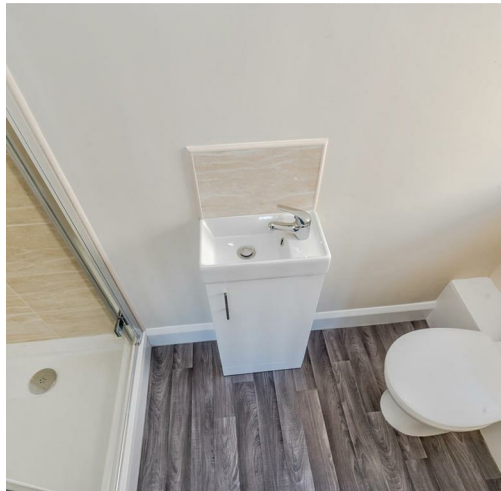
Having path leading to entrance porch, landscaped bedding and ornate gravel areas with gated access to rear garden.

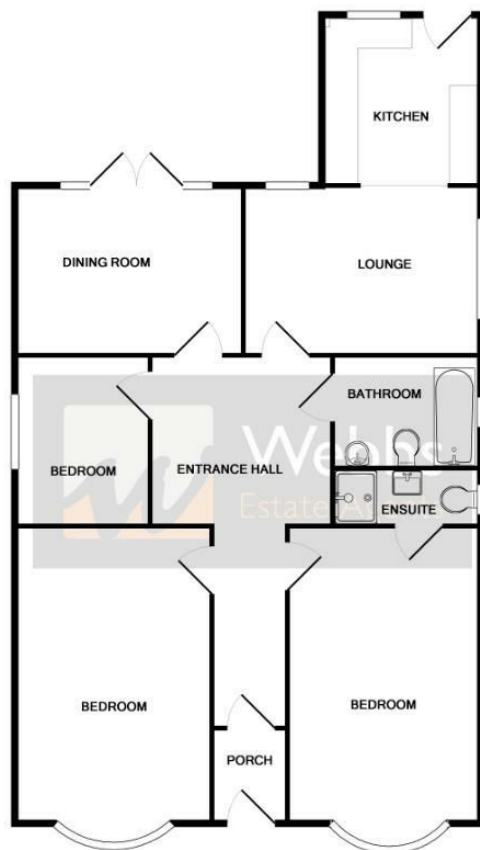
#### FREE VALUATIONS

CALL 01543 468846 FREE VALUATIONS  
NO SALE NO FEE

#### SALES DETAILS

Viewing - Strictly by prior appointment through WEBBS ESTATE AGENTS.  
General Information: Whilst every care has been taken in the preparation of these particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible, however slight discrepancies may inadvertently occur. Purchasers are advised to check all measurements critical to their requirements.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>80</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>58</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).