

# Beechfield Drive

Walton On The Hill, Stafford, ST17 0YH



A very well presented detached bungalow in this sought after cul-de-sac with southerly facing garden, garage and driveway and conveniently situated for access to local amenities and Stafford town centre.

£365,000



John German

Located just off Old Croft Road, Beechfield Drive is an exceptionally pleasant development of detached bungalows with this particular one having been much loved by the last owner and having equally appealing gardens to the front and rear, together with a garage and driveway.

The bungalow is gas centrally heated and uPVC double glazed and offers a front main entrance door that leads you into a reception hall. It has a built-in cloaks cupboard and access to a two-piece fitted guest cloakroom.

Leading off the hall is an attractive and well-proportioned lounge with front and side facing windows, and a focal point fireplace with an electric fire fitted.

Leading off the lounge is an inner hall that gives access to the breakfast kitchen, bathroom and two bedrooms.

The breakfast kitchen is a good size and has a dual aspect looking both to the rear and side and has double doors leading directly into the conservatory. There is a full range of base and wall units, worktops and splashback tiling, stainless steel sink unit, built-in oven and microwave, extractor hood, electric hob, appliance space for a fridge freezer and ample space for a table and chairs.

A useful utility room leads directly off the kitchen and has a further range of storage units, worktops and splashback tiling, plus space for a washing machine and tumble dryer.

The kitchen leads into the conservatory, which has a recently added Thermalite roof with downlights, allowing for year round use.

There are two bedrooms in this property, the master of which is a rear garden facing double room with an extensive range of built-in wardrobes. Bedroom two would also be large enough to take a double bed if required. There is a built-in cupboard leading off this second bedroom that houses the gas central heating boiler.

The bathroom is half tiled and has a suite that comprises bath, separate shower, wash hand basin and low-level WC set within bespoke cupboard surrounds.

Outside, single garage with electric roller shutter door and power. Driveway parking in front of the garage. Both front and rear gardens have been landscaped with minimal maintenance in mind, and accordingly offer mainly gravelled areas, hard paved pathways and patio, and colourful well stocked borders interspersed. The rear garden has a southerly orientation, and all boundaries are privately fenced. There is an outside tap and electrical point.

Agents note: This is a probate sale, and a grant of probate has been issued.

**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 and garage

**Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

**Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

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:** JGA09092024

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.







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



John German  
 5 Pool Lane, Brocton, Stafford, Staffords hire, ST17 0TR  
 01785 236600  
 stafford@johngerman.co.uk

#### 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.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk Sales and Lettings Agent**