

Mendip Avenue

Hillcroft Park, Stafford, ST17 0PF



An extended three-bedroom semi-detached family home located in the highly sought after Hillcroft Park area of Stafford.

£275,000



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.

Being accessed through a uPVC door opening into the light and spacious entrance hallway having carpeted stairs rising to the first floor landing with a useful under stairs storage cupboard, radiator, double glazed windows to the front and side elevations and a door leading into the lounge.

The lounge has wooden effect laminate flooring, radiator and a large double glazed window to the front aspect and an opening leading into the breakfast kitchen. The kitchen is fitted in a contemporary style having a range of matching wall and base units with fitted work surfaces incorporating a one and a half bowl stainless steel sink unit with drainer and chrome mixer tap, integrated dishwasher, space for cooker, breakfast island with matching storage beneath, splash back tiling, uPVC double glazed window to the side aspect and a uPVC double glazed sliding door leading to the garden room.

Accessed from the kitchen is the utility room, having a range of fitted units and space and plumbing for a washing machine. The garden room has wooden effect laminate flooring, uPVC double glazed French doors opening out onto the rear garden and a door opening into the guest WC complete with a low level WC, wash hand basin and a chrome style heated towel rail.

Upstairs there are three bedrooms, two generous doubles and one smaller single bedroom ideal as a home office or study. All bedrooms are serviced by the family shower room comprising a double tiled shower cubicle with mains shower, wash hand basin with vanity unit beneath and a low level WC.

Outside to the front of the property is a tarmac driveway providing off-road parking and access to the single garage with up and over door. To the rear of the property is a block-paved patio seating area, a lawned garden and a variety of plants and shrubs.

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:** Drive & garage
Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffordbc.gov.uk
Our Ref: JGA/15012025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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