

# The Rise

Walton-on-the-Hill, Stafford, ST17 0LH

John  
German





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Offers Over £400,000

An attractive traditional style four-bedroom semi-detached family home occupying an established plot within the highly sought after Walton-On-The-Hill.

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John German are delighted to offer to the market this attractive four bedroom semi-detached family home located in 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 Berkswich Primary School located only a 5-minute walk away and was awarded Outstanding in its latest Ofsted report. Located less than a minute walk away is 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.

The accommodation briefly comprises enclosed porch opening to reception hall which has a guest's cloakroom leading off having a WC, wash basin set into a vanity unit with storage and stylish contrasting tiling.

The well-proportioned sitting room has a front facing bay window, focal chimney breast housing a log burning stove and laminate wooden effect flooring which continues through a large opening into the dining room with a feature fireplace and uPVC double glazed doors opening out to the rear garden.

The refitted kitchen has a modern range of matching wall and base units complemented by quartz worksurfaces over, a range of integrated appliances, a Belfast sink, windows to both side aspects and spotlights to the ceiling. A door leads into a useful utility room.

On the first floor there are four bedrooms, three generous doubles and one smaller single bedroom ideal as a home office or study. These are served by the family bathroom with corner shower cubicle, bath, chrome heated towel rail, low level WC and a wash hand basin plus tiled walls.

Outside to the front of the property is a block paved driveway providing ample off-road parking for various vehicles. Gated access leads to the enclosed rear garden having a paved patio seating area along with an outdoor kitchen perfect for summer entertaining with family and friends, as well as a mature lawned garden with established hedges. At the bottom of the garden is the garage which is approached by a private lane/drive to the rear of the property.

The property has the benefit of an electric car charging point.

**Notes:** Our vendors have informed us that they have a number of batteries fitted in the loft space that they charge up with low tariff cost early hours electricity that they can then draw power from during the daytime.

Planning permission has been passed for a Sainsbury Store to be built at the back.

**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:** Traditional

**Parking:** Drive

**Water supply:** Mains

**Sewerage:** Mains

(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 D

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

**Our Ref:** JGA/31012025

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.







Ground Floor Building 1



Floor 1 Building 1

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

1463.03 ft<sup>2</sup>

135.92 m<sup>2</sup>



Ground Floor Building 2

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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#### Agents' Notes

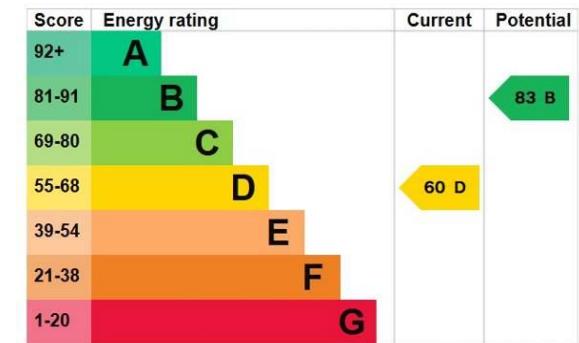
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#### Referral Fees

**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.



#### John German

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