

The Crescent

Walton, Stafford, ST17 0JZ

John German



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£415,000

Sought after Walton-on-the-Hill location, three double bedroom detached dormer bungalow with generous garden and driveway and a characterful and spacious interior suitable for upsizers and downsizers alike.



Located in this established and popular residential area that is convenient for both town and country amenities and offers accommodation that would be suitable for families or couples alike. The property is gas centrally heated and uPVC double glazed throughout and the front main entrance leads you into a spacious reception hall with oak flooring and central access to all principal rooms within. All rooms on the ground floor have high level ceilings and all doors have been upgraded to naturally finished oak panelled style.

The front facing lounge has a wide framed bay window and a feature log burning stove. The heart of this home is undoubtedly the spacious open plan dining kitchen which has a generous dining section and a very well appointed modern kitchen area with a full range of paint finished, shaker style base and wall units with contrasting worktops and splashback tiling, inset sink unit and integrated appliances to include a double oven, gas hob, extractor hood, fridge freezer and dishwasher. Leading off the kitchen is a bespoke uPVC double glazed conservatory with high performance glass roof, oak flooring, walk-in storage section and double doors leading to the rear garden.

The bungalow has two double bedrooms on the ground floor, the larger of which has a front facing bay window and built in wardrobes. Bedroom two is a further double room and has a window overlooking the side garden. The family bathroom has been reappointed and retiled and offers a contemporary white and chrome suite to comprise bath, walk-in shower unit, low level WC and wash hand basin. The original loft space has been converted into a double size bedroom with two large skylight windows and access to its own contemporary fitted three-piece en suite shower room. Access to this bedroom is via a stair that leads from the dining area.

Outside, brick built single garage with tiled roof and side door. Gravelled and gated driveway parking for six cars or so. The wrap around (on three sides) garden offers front, side and rear lawned areas together with a private rear patio garden next to the conservatory. All boundaries are fenced and there is a variety of shrubbery borders and rockery areas.

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 E

Useful Websites: www.gov.uk/government/organisations/environment-agency

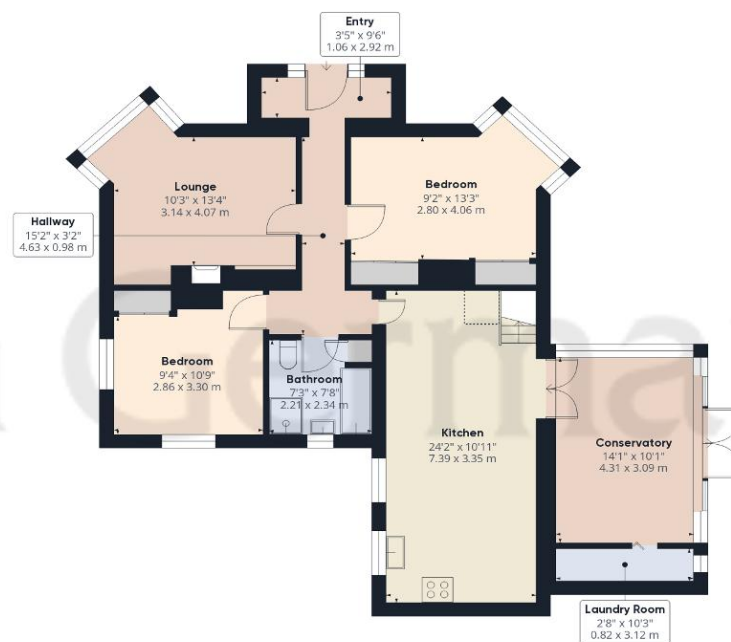
Our Ref: JGA/31032025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor

Approximate total area⁽¹⁾

1200.39 ft²

111.52 m²

Reduced headroom

61.74 ft²

5.74 m²

(1) Excluding balconies and terraces

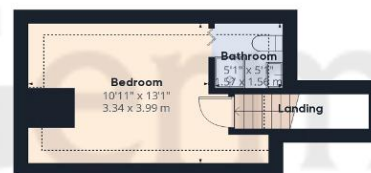
Reduced headroom

..... 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 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.

GIRAFFE360



Floor 1



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		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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