



A three double bedroom detached house offering untapped potential and located in a quiet cul-de-sac in the highly sought after Hillcroft Park area of Stafford.

£325,000

NO UPWARD CHAIN



John German

Hillcroft Park has been a forever popular Stafford destination with buyers as it is within walking distance of a range of local amenities, including well-regarded schools, shops, parks, pubs and cafes, making it an ideal choice for growing families. The picturesque destinations of Milford Common, Brocton and Shugborough are all within a few minutes' drive.

The front main entrance leads you into the reception hall which has a timber finished floor, designer radiator incorporating a full-length mirror, decorative glass block wall to the lounge and stair leading to the first floor. The generously sized bright open plan living and dining area has an east facing window to the front and west facing double doors to the garden, together with a timber finished floor throughout and designer radiators. The kitchen enjoys a rear garden outlook and access and has a range of timber style base units, hardwood block worktops, an inset sink, stainless steel range cooker and appliance spaces for a fridge freezer and washing machine.

The first floor landing benefits from a large side window and built in airing cupboard, access to the loft with a small storage area via a pull down ladder and access to the three double bedrooms and bathroom. Bedroom one is a front facing room with an extensive range of built in wardrobes and laminate flooring. Bedroom two is a rear facing room with a fitted wardrobe, built in storage cupboard and laminate flooring. Bedroom three is a further double room with front facing aspect. The family bathroom has been refitted and retiled to offer a contemporary white and chrome suite with bath and shower over, low level WC, wash hand basin/vanity unit and heated towel rail. There is an additional and separate WC and wash hand basin next to the bathroom.

Outside, integral single garage with up and over door, rear personal door, solar panel inverter and storage batteries. Driveway parking to the front of the property flanked by a lawn and shrubbery border front garden. To the right-hand side of the property, there is an unusually wide area that may offer some extension potential (subject to planning permission) that leads then into the west facing rear garden which is privately screened and offers potential for landscaping to your own personal taste. There is also an outside storage cupboard. The property benefits from a newly fitted roof in 2024 with a 10 year guarantee and would benefit from some further improvement works but nevertheless offers an exciting rare opportunity to add value and bespoke features to your own personal taste, creating a fantastic family home.

Agents notes: Solar panels will be included in the sale that currently generate approximately £430 per annum in feed-in tariff but also provide the vendor with a considerable amount of free to use electricity.

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 (new boiler and radiators installed September 2025)

(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

Our Ref: JGA/28032025

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.

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.

		
<p>Ground Floor</p>		
		<p>Approximate total area⁽¹⁾</p> <p>1135.39 ft² 105.48 m²</p>
<p>Floor 1</p>		
		<p>(1) Excluding balconies and terraces</p>
		<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>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.</p> <p>GIRAFFE360</p>





Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

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 naea
propertymark
PROTECTED

 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

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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 any 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.

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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.

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