



£420,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

## Hillcroft Park Stafford

Brean Road Hillcroft Park  
Stafford Staffordshire



*This superb extended detached home might be just what you're looking for, and it offers excellent value for the asking price! Situated in a highly sought-after area, it is within walking distance to reputable schools and amenities, and only a short bike ride away from the beautiful Cannock Chase.*

The interior features an entrance porch, hallway, guest WC, living room, sitting/dining room, and a kitchen/dining room. Upstairs, you'll find a modern family bathroom and four generously sized bedrooms. Outside, the property includes a block-paved driveway, a single garage, and a spacious, private, well-established landscaped rear garden.

- Extended Detached Family Home
- Living Room & Sitting/Dining Room
- Large Kitchen/Dining Room
- Four Bedrooms, Family Bathroom & Guest WC
- Block Paved Driveway & Single Garage
- Landscaped Private Established Garden

You can reach us 9am to 9pm, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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## Entrance Porch

Accessed through a double glazed entrance door with full-height double glazed panels, having a radiator, tiled flooring and further opaque glazed internal door leading into the entrance hallway.

## Entrance Hallway

A welcoming entrance hallway, having stairs off, rising to the first floor landing & accommodation and a radiator.

## Guest WC 2' 7" x 6' 9" (0.80m x 2.07m)

Fitted with a contemporary suite comprising of a low-level WC & wash hand basin with tiled splashbacks. The room also features marble effect tiled flooring and a double glazed window to the side elevation.

## Living Room 19' 0" x 11' 7" (5.79m x 3.54m) maximum room measurements

An extended, bright & spacious reception room that features a living flame gas fire set within a decorative surround with a marble effect hearth. There is also a radiator and a double glazed window to the front elevation.

## Sitting/Dining Room 11' 7" x 11' 8" (3.53m x 3.55m)

A second good sized reception room, having a radiator and a double glazed sliding door leading out onto the rear garden patio area.



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## **Kitchen & Dining Space** 16' 2" x 12' 8" (4.93m x 3.85m)

A large extended kitchen featuring an array of wall, base & drawer units with under-counter lighting & fitted worktops which incorporate an inset stainless steel sink/drainage with mixer tap, whilst also having an integrated fridge & integrated dishwasher & space for a Range style cooker with existing wide stainless steel extractor hood above.

## **First Floor Landing**

Having a double glazed opaque window to the side elevation & radiator.

## **Bedroom One** 12' 4" x 11' 10" (3.76m x 3.61m)

A double bedroom, with a radiator and a double glazed window to the front elevation.

## **Bedroom Two** 11' 9" x 9' 8" (3.57m x 2.95m)

A second double bedroom with a radiator and a double glazed window to the rear elevation.

## **Bedroom Three** 9' 4" x 12' 8" (2.85m x 3.86m)

A third double bedroom, with a radiator and a double glazed window to the front elevation.

## **Bedroom Four** 8' 5" x 6' 7" (2.57m x 2.0m)

Having a fitted wardrobe, airing cupboard, further built-in cupboard, a radiator and a double glazed window to the rear elevation.

## **Bathroom** 8' 6" x 6' 0" (2.58m x 1.82m)

Fitted with a contemporary suite comprising of a low-level WC, a wash hand basin set into top with mixer tap over, a tiled shower cubicle with mains shower and a panelled bath with mixer tap. The room also benefits from recessed downlights, tiled flooring, a chrome towel radiator, and a double glazed opaque window to the rear elevation.

## **Outside Front**

The property is approached over a large block paved driveway and occupies a lovely plot. The driveway provides off-street vehicle parking and access to the garage and main entrance door to the front elevation. To the side of the driveway is lawned foregarden with a variety of established planting beds.

## **Garage** 16' 11" x 8' 11" (5.16m x 2.71m)

Having an up and over garage door to the front elevation, a pedestrian door to the rear elevation & double glazed window to the side elevation. The garage also benefits from having both power & lighting installed and also features plumbing for a washing machine.

## **Outside Rear**

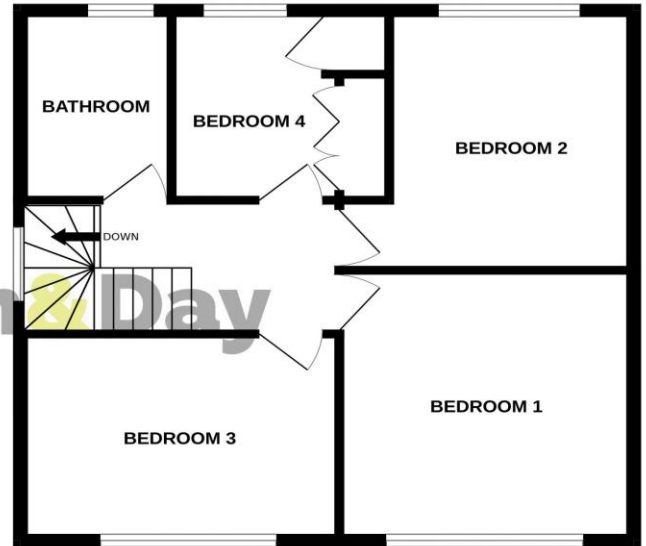
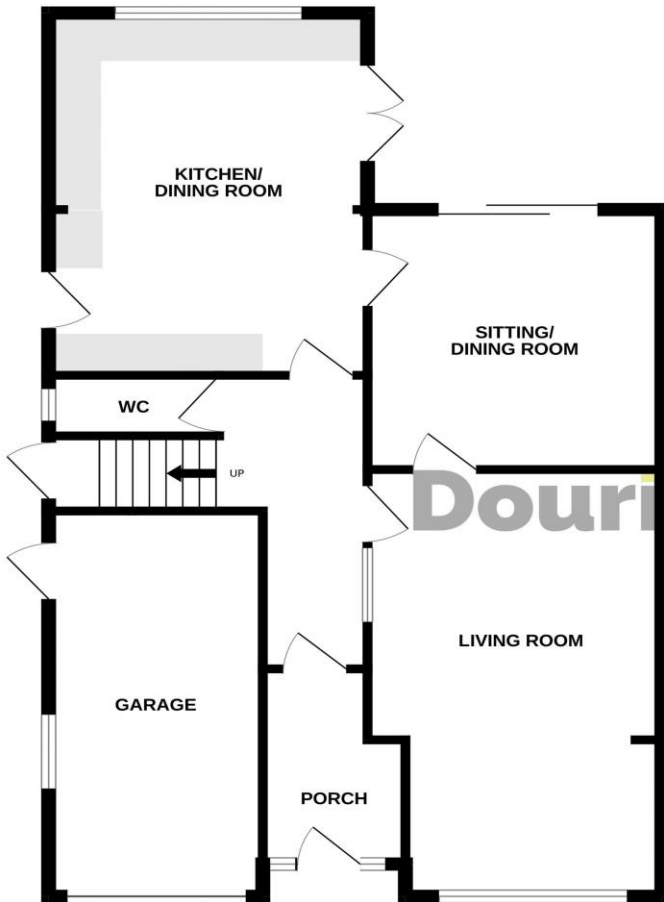
A beautifully presented & well established, enclosed rear garden that features an excellent degree of privacy and consists of an outdoor paved patio seating & entertaining area which leads onto a shaped lawned garden with an array of established planting beds and also an apple tree.





GROUND FLOOR

1ST FLOOR



Dourish & Day

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	78 C
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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