



£238,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **C**

## Walton-on-the-Hill Stafford

Birch Close Walton-on-the-Hill  
Stafford Staffordshire



**Linked Detached Bungalows in highly desirable locations are hard to come by, so don't miss out on this opportunity to purchase a spacious two bedroom detached bungalow situated within the highly regarded location of Walton-on-the-Hill. This property is ready to make your own!**

Internally, the bungalow comprises of an entrance hallway, large living room, kitchen, two good sized bedrooms and a bathroom. Externally the bungalow sits on a good sized plot within a small cul-de-sac and is approached via a tarmac driveway with a lawned garden which leads to a single carport and private low maintenance rear garden. Whether you're looking to downsize or looking for a project this property is surely one not to miss. So give us a call to book your viewing appointment.

- Spacious Two Bedroom Linked Detached Bungalow
- Large Living Room & Kitchen And Family Bathroom
- Ample Off-Road Parking & Single Garage
- Private Low Maintenance Rear Garden
- Highly Regarded Area Of Walton On The Hill
- No Onward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk





## Entrance Hallway

Accessed through a double glazed entrance door to the side elevation, and having an access hatch to the loft space, radiator, and internal door(s) off, providing access to:

## Living Room 12' 1" x 18' 6" (3.68m x 5.63m)

A spacious & bright reception room, featuring double glazed sliding doors to the rear elevation, providing views & access to the rear garden, and also having two radiators, and an electric coal effect fire set within a wooden fire surround.

## Kitchen 7' 9" x 8' 7" (2.36m x 2.62m)

Fitted with a matching range of shaker style base & drawer units with fitted work surfaces over to two sides, incorporating an inset stainless steel sink/drainer with chrome taps, and appliances including a fitted electric single oven and four-ring gas hob. There is ceramic tiled walls, ceramic tiled flooring, a double glazed door with glazed side panel to the side elevation, and a double glazed window to the rear elevation.



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## **Bedroom One** 9' 10" x 11' 11" (2.99m x 3.63m)

A double bedroom, having fitted wardrobes with sliding mirrored doors to the width of one wall, a radiator, and a double glazed window to the front elevation.



## **Bedroom Two** 10' 2" x 8' 1" (3.09m x 2.46m)

Having a double glazed window to the front elevation, and a radiator.



## **Bathroom** 5' 5" x 7' 5" (1.64m x 2.27m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin, and a panelled bath with chrome taps. There is ceramic tiling to the walls, ceramic tiled flooring, and a double glazed window to the side elevation.



## **Outside Front**

The property is approached over a tarmac driveway providing ample off-road parking and access to the attached single carport & front entrance door to the side elevation, adjacent to which is a lawned front garden area.

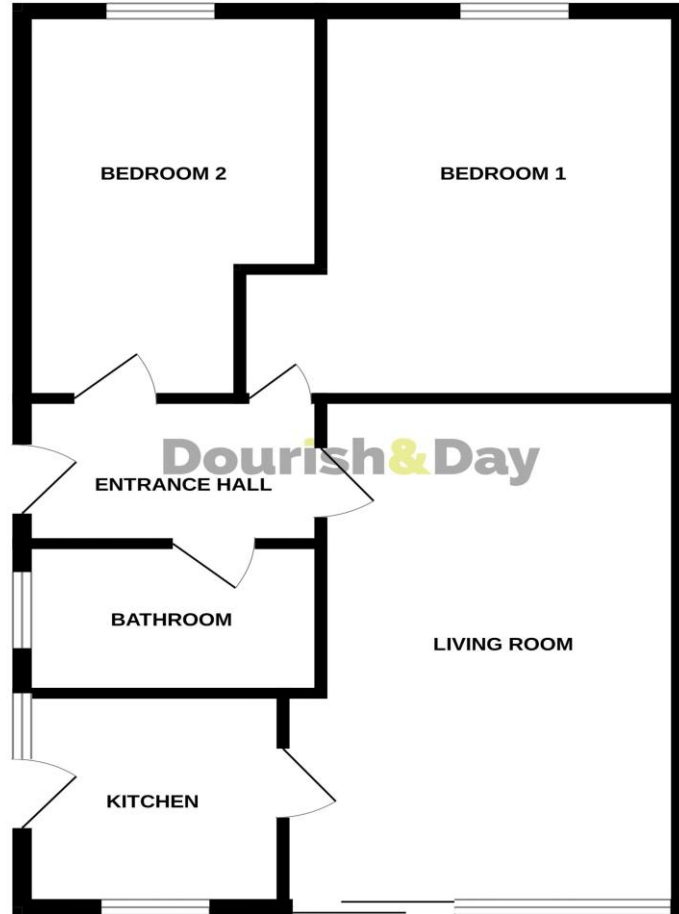
## **Outside Rear**

A private & enclosed rear garden being laid mainly to lawn with a paved patio seating area, and enclosed by panelled fencing.





GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		88
D	(39-54)		
E	(21-38)		
F	(11-20)		
G	(1-10)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.ec.europa.eu	



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