

Village Gardens

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

John German



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Offers in excess of £600,000

A very spacious and stylish single storey home in a fantastic position with far reaching views and access to Walton High School.

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The contemporary entrance door opens to the reception hall with Karndean flooring, useful built-in storage solutions and a fitted utility/cloakroom having fitted cupboards and worktops with an inset sink and mixer tap, tiled splashbacks, WC and appliance spaces and plumbing for a washing machine.

The inner hall allows access to the principle bedroom with fitted wardrobes, distant views and a stylish fitted en suite shower room. There are two further attractive bedrooms together with a contemporary bathroom having a bath in tiled surrounds with a shower and screen over, vanity wash hand basin, WC, tiled flooring and a heated towel rail. Off the entrance hall is a further double bedroom or equally useful study/reception room.

There is a large L-shaped and well fitted contemporary kitchen/dining room with base units and wall cupboards, worktops and upstands with an inset 1.5 bowl sink and mixer tap and a Zanussi four-ring gas hob with extractor over, eye level double ovens, and an integrated dishwasher and fridge/freezer. There is Karndean flooring and a door to the garden. The kitchen also opens out into a fabulous spacious living room with a vaulted ceiling and exposed roof truss, feature lighting and a brick fireplace housing a gas fire. Twin double glazed patio doors open to a covered veranda/terrace taking advantage of the fabulous far reaching views.

Sat at the end of a cul-de-sac, a drive provides ample parking flanked by lawns and access to the double garage, with an electric up and over door. The spacious rear garden enjoys a large patio with steps to lawns, borders and a play area.

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 & double 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 F

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

Our Ref: JGA/11082026

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.

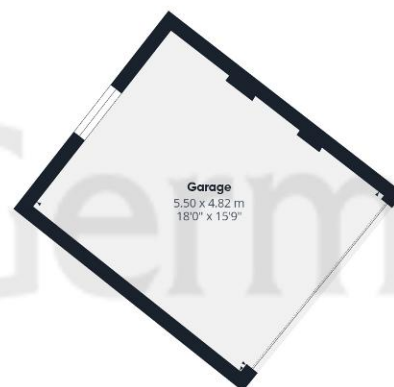
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Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

161.2 m²
1734 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 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.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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