

Bluebell Hollow

Walton On The Hill, Stafford, ST17 0JP



An attractive & modern Detached family home located in the ever desirable location of Walton on the Hill.

Offers over £400,000



John German

This beautifully appointed detached family home is situated in a highly desirable area of Walton on the Hill which is a popular spot for all ages, having access to a selection of local primary schools, with the catchment school being Leasowes Primary School awarded outstanding in its latest ofsted report and the highly regarded Walton High School secondary school. Along with the excellent schools on offer, Walton on the Hill is conveniently located within easy access of Cannock Chase, an area designated as a place of outstanding natural beauty and a perfect place to cycle, walk or explore. Just a short drive away is Stafford town centre where you will find a range of supermarkets, restaurants, pubs and shops. For commuters, Stafford train station offers regular services to London Euston taking approximately 1 hour 20 minutes, and nearby road links include junction 13 and 14 of the M6 motorway network.

This spacious family home has a small gravelled front garden, a gate to the side giving access to the rear garden and a tarmac driveway providing off-road parking for two cars along with an EV charging point and access into the garage with an up and over door. Leading inside you are greeted by the reception hallway complete with laminate wooden style flooring, carpeted stairs rising to the first floor landing, useful understairs storage cupboard, guest cloakroom/WC and doors off to the accommodation.

At the front of the property is the well-proportioned living room with an attractive front facing bay window, carpeted flooring and two ceiling light points. The second reception room is a versatile space currently used as a child's playroom but makes a great dining room or study. The kitchen is fitted with a range of matching wall and base units with contrasting laminate worksurfaces over, tiled splashbacks, and a range of integral appliances, tiled flooring, ceiling light point and a window and door to the rear aspect opening out to the rear garden.

On the first floor there are four well-proportioned bedrooms, two with their own en-suite shower rooms, alongside a modern family bathroom. The main bedroom is a spacious double with a front facing bay window, built-in wardrobes and its own en-suite shower room. The family bathroom comprises of white panelled bath, low level WC, wash hand basin, ceiling light point and an obscured UPVC double glazed window to the rear aspect.

Outside to the rear is a fully enclosed garden with a large patio seating area, lawned garden and a variety of plants and shrubs.

- 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:** Driveway & Garage
- Electricity supply:** Mains
- Water supply:** Mains
- Sewerage:** Mains
- Heating:** Gas
(Purchasers are advised to satisfy themselves as to their suitability).
- Broadband type:** Fibre
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:** JGA15042025

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Agents' Notes

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