Winsford Crescent

Hillcroft Park, Stafford, ST17 0PJ




John German



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£499,950

A superbly presented and extended four bedroom detached family home located within a highly sought-after location and within Walton High School catchment.

NO UPWARD CHAIN

This superbly presented and largely extended four bedroom detached family home sits proudly on Winsford Crescent on the ever popular Hillcroft Park development in Stafford. This location is one of Stafford's most sought-after locations due to the close proximity to a range of shops and local amenities. It is also well placed for Cannock Chase - An Area of Outstanding Natural Beauty, a haven for wildlife and a wonderful place to walk and cycle. For families the local schooling is excellent, it falls in the catchment for Oakridge Primary, awarded 'Outstanding' in its latest Ofsted rating and for secondary education it falls in the catchment for the highly regarded Walton High School. Stafford town centre is home to a range of supermarkets, high street shops, bars and restaurants in addition to an intercity railway station offering regular services to London Euston taking approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network.

The entrance door opens into the welcoming hallway with stairs rising to the first-floor landing, an understairs WC, tiled flooring and doors off into the living room and the open plan kitchen/diner. The light and inviting living room has carpeted flooring, ceiling light point, bay window to the front aspect and a feature fireplace housing the feature fire, with space for a television. The heart of the home is the impressively extended open plan kitchen/diner with a beautiful breakfast island, an extensive range of matching wall and base units with quartz worksurfaces over, and a generous selection of integrated appliances. There are spotlights to the ceiling, bi-folding doors opening out to the rear garden, window to the side aspect, and doors off to the utility room and family room. The family room is a versatile second reception room which could alternatively be used as a children's playroom or home office.

Upstairs, there are four well proportioned bedrooms; three doubles and a single. The master bedroom benefits from its own dressing room. Completing the first floor is the modern family bathroom.

Outside, to the front of the home is a lawn and two driveways providing ample off-road parking and access into the integral garage with an electric roller door. To the rear is a spacious enclosed garden with a large paved patio seating area, extensive lawn, various raised flower beds and a summerhouse.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: The Land Registry document refers to rights and covenants and a copy of which is available upon request. 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
(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/14082026
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.



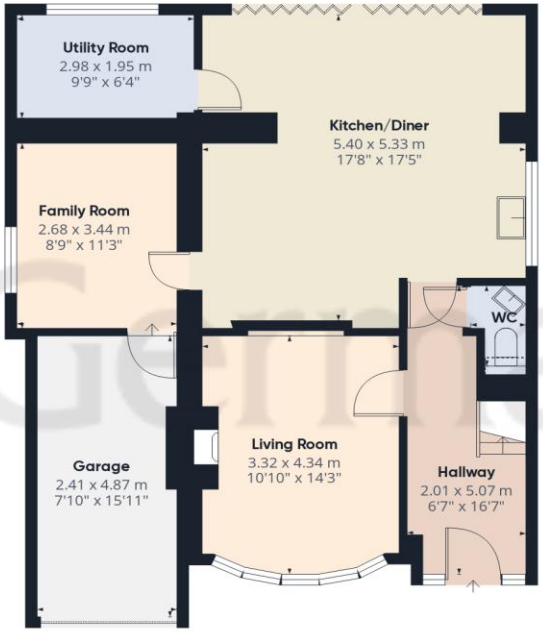



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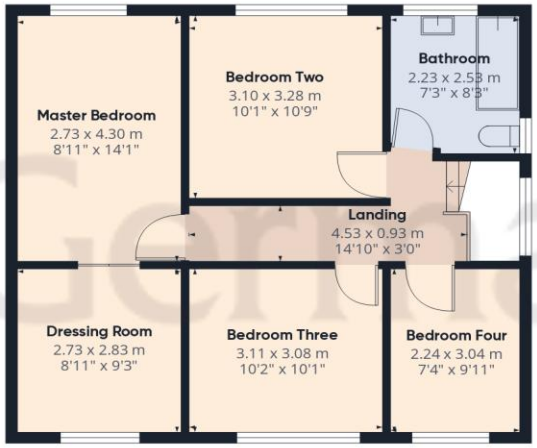

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Ground Floor





Floor 1

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Approximate total area(1)

134.9 m²

1452 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360









Agents' Notes

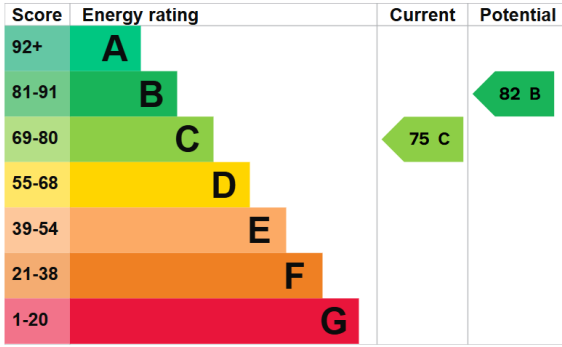
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

Referral Fees

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.

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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