

Milford Road

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

John  
German





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Guide Price £350,000



A charming traditional semi-detached cottage situated in a highly desirable area within Walton-on-the-Hill. The cottage occupies a lovely plot with a generous, established lawned rear garden and drive to side. The property benefits from three double bedrooms, a family bathroom, plus a shower room.

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The reception hall has stairs rising to the first-floor landing and access to a charming sitting room, which has a brick fireplace having an open fire and cast basket (purchasers should check that the fire and chimney are still in working condition), plus a feature stained window to the kitchen. Also off the hall is a separate dining/sitting room with a front facing window.

The dining kitchen has a range of traditional units with granite effect work surfaces and inset stainless steel sink and drainer. There is an understairs cupboard, tiled floor and double doors opening to the spacious conservatory. Also off the kitchen is a utility, which has space and provision for a washing machine, and leads to a cloakroom with wash basin, WC and a wall mounted gas boiler.

On the first floor, there are three double bedrooms, the principal having an over stairs cupboard and built-in wardrobes. There is a family bathroom comprising corner bath, WC, wash basin with integrated cupboard beneath. In addition, there is also a separate shower room, having a low flush WC, pedestal wash basin, shower and full tiling.

The house stands back from the road beyond a mature hedge, shallow front garden and drive to the side with gates leading to the very spacious, mainly lawned rear garden with established mature borders.

Walton-on-the-Hill is one of the most sought-after areas within Stafford, having the benefit of being within walking distance to schools for all ages. There are local shopping facilities at both Bodmin Avenue and Wildwood. Stafford has an intercity railway station with regular services to London Euston, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

**Agents note:** We understand there is a Tree Preservation Order on a large tree situated on the boundary of number 2 and number 1 Milford Road on the driveway.

**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

**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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/23122025

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Approximate total area<sup>(1)</sup>

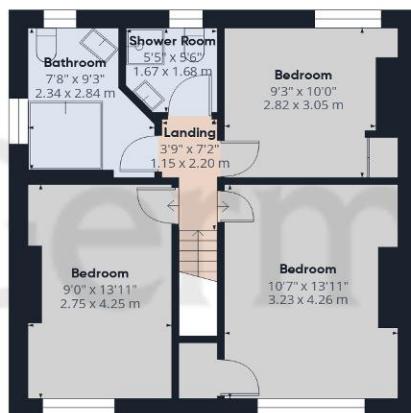
1235 ft<sup>2</sup>

114.7 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>

0.6 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



Floor 1



#### Agents' Notes

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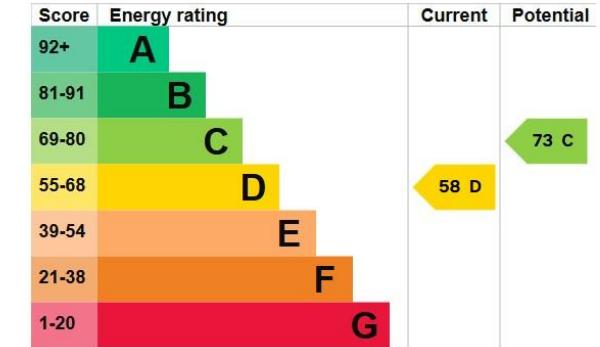
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**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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