



Kitlings Lane, Walton on the Hill, ST17 0LE

Offers In Excess Of £215,000

Exceptionally well maintained and presented two bedroomed semi detached bungalow situated in the highly sought after location of Walton on the Hill, to the South-East of Stafford yet still within easy access of the town centre providing a wide range of amenities. Viewing is highly recommended to fully appreciate the property's accommodation which comprises: Entrance Hall / Living-Dining Room / Kitchen / Conservatory / Two Bedrooms / Shower Room / Detached Single Garage / UPVC Double Glazing / Gas Central Heating / Gardens Front and Rear / EPC Band D



DIRECTIONS

From Stafford town centre proceed along the A34 Lichfield Road continuing over the island at Queensville into Radford Bank and then left at the first mini island and immediately right at the next mini island onto the A513 Weeping Cross. Continue along passing the Vauxhall garage on the right and take the fourth right hand turn into School Lane. Follow the road round and turn right into Kitlings Lane where the property is located on the right hand side.

The accommodation comprises:

ENTRANCE HALL

Having front door with obscure double glazed leaded light inserts, coved ceiling, radiator, ceiling light, airing cupboard housing copper hot water cylinder.

LIVING ROOM

22'0 x 11'1 (6.71m x 3.38m)

Having UPVC double glazed leaded light window to front, living flame gas fire with copper canopy and ornate brick surround, coved ceiling. two radiators, two ceiling lights.

KITCHEN

11'0 x 8'0 (3.35m x 2.44m)

Having UPVC double glazed window and door to conservatory, integrated electric double oven with induction hob and extractor fan over, integrated larder fridge and larder freezer, integrated washing machine, range of wall, base and drawer units having work surfaces with single drainer acrylic sink unit and mixer tap, Karndean flooring, tiled splashbacks, under unit lighting, two built in storage cupboards, ceiling light.

CONSERVATORY

11'7 x 8'10 (3.53m x 2.69m)

UPVC double glazed conservatory having door to rear garden and tiled floor.

BEDROOM ONE

10'1 x 10' (3.07m x 3.05m)

Having UPVC double glazed leaded light window to rear, coved ceiling, radiator and built in storage cupboard.

BEDROOM TWO

10'1 x 8'1 (3.07m x 2.46m)

Having two UPVC double glazed leaded light windows, coved ceiling and radiator.

SHOWER ROOM

6'0 x 5'1 (1.83m x 1.55m)

Having UPVC obscure double glazed window to side, corner shower unit with

glazed screen, pedestal wash hand basin, low flush WC., tiled walls and floor, loft access, ceiling light, radiator.

OUTSIDE

TO THE FRONT

The property is set back from the road behind a walled fore garden having lawn with inset borders. A driveway is provided to the side of the property providing ample parking for several vehicles and leading to:

DETACHED BRICK BUILT GARAGE

Having up and over door to front, UPVC double glazed window and door to rear, power and lighting.

TO THE REAR

The rear garden has a slabbed patio area leading onto lawn and having further patio to the rear of the garage, all bounded by wooden panel fencing.

VIEWING

Strictly via the selling agents -
NICOLSONS - 01785 214214.

SERVICES

All mains services are connected in accordance with normal terms of supply.

TENURE

We are advised that the property is Freehold but verification should be obtained via your solicitor.

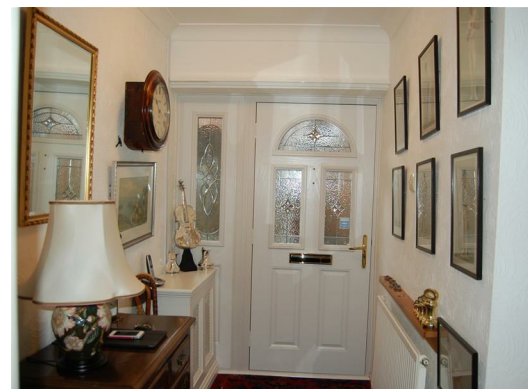
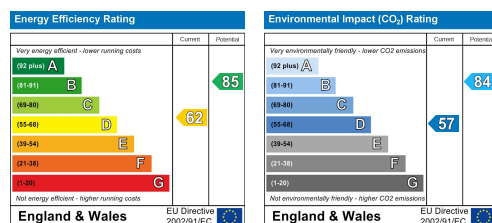
ENERGY PERFORMANCE CERTIFICATE RATING

Band D

VACANT POSSESSION ON COMPLETION

NOTE

The testing of any apparatus, equipment, fittings or services has not been carried out and therefore we cannot verify that they are in working order. The buyer is advised to seek verification through their solicitor or surveyor. Floor plans are for illustrative purposes only and not to scale. All measurements are approximate.



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