



36 Victoria Way, Stafford

£350,000 Freehold



Phil and Kirstie step into a home with two reception spaces including lounge and dining room, as well as a conservatory, plus a practical kitchen that keeps everyday life running smoothly. • Two bedrooms are on offer, along with a newly fitted modern shower room — Kirstie notes it's perfect for easy, single-level living without compromise. • There's also a garage, driveway parking and an enclosed garden, which Phil calls "a proper bonus package" for storage, privacy and outdoor enjoyment. • Set in sought-after Walton on the Hill, Stafford, Phil highlights the peaceful, established feel while Kirstie loves the strong long-term appeal of the location. • Recently redecorated with brand new flooring, Kirstie calls it "move-in ready", while Phil simply says "no work required — just unpack"



Phil and Kirstie are in Stafford today, and they've got a classic "single-level dreamer" on their hands, a detached bungalow in the ever-popular Walton on the Hill area that's quietly ticking a lot of boxes, and then a few more for good measure.

Set in the sought after Walton on the Hill, Stafford, the property immediately scores points for its peaceful setting and open aspect to the front.

Inside, the layout is exactly what today's buyers are chasing (whether they know it or not): no stairs, no faff, just straightforward, comfortable living. There are two bedrooms, a bright living room with sliding doors opening to a separate dining room and further doorway to the gateway to the garden aka 'the conservatory' and a kitchen that does the job without shouting about it.

Phil would probably call it "nicely proportioned", while Kirstie is already eyeing up the conservatory, a proper bonus space that could be anything from a reading nook to a plant jungle, or simply a place to sit and pretend you're on holiday while it rains outside (as is tradition).

The sellers have clearly been busy too: the whole place has been recently redecorated, with brand new flooring throughout and a smart new shower room that gives everything a fresh, move-in-ready feel. No DIY weekends required — which is always a win in Kirstie's book.

Outside, the driveway leads to the garage, offering practical parking and storage, while a side gate opens to a pretty enclosed garden — a private, manageable outdoor space that Phil would no doubt describe as "low maintenance but very usable".

It's the kind of bungalow that appeals to people who have graduated to the idea that life is better on one level... especially when it's in a location like this. Quiet, established, and highly regarded, it's a solid "walk in and start living" kind of home — and Phil would likely add, with a knowing nod, "you're going to need to be quick on this one."

Location

Walton-on-the-Hill is amongst the most desirable and prestigious locations in the Stafford area. Situated on the edge of the Cannock Chase Area of Outstanding Natural Beauty, you have the perfect balance of rural tranquillity, community spirit, and excellent connectivity. Featuring attractive family homes, reputable schools and fall within catchment for the highly regarded Walton High School, and a friendly community feel.

Residents enjoy convenient access to Stafford town centre, just a few miles away, providing a full range of shops, restaurants, and leisure facilities, as well as Stafford railway station with direct links to Birmingham, Manchester, and London. The nearby M6 motorway (Junctions 13 and 14) also makes commuting across the Midlands and beyond straightforward.



Detached, move-in ready 2-bed bungalow in sought-after Walton on the Hill. Features living & dining room, conservatory, and recently fitted shower room, garage, enclosed garden. Peaceful setting, great local amenities. Council Tax band: E

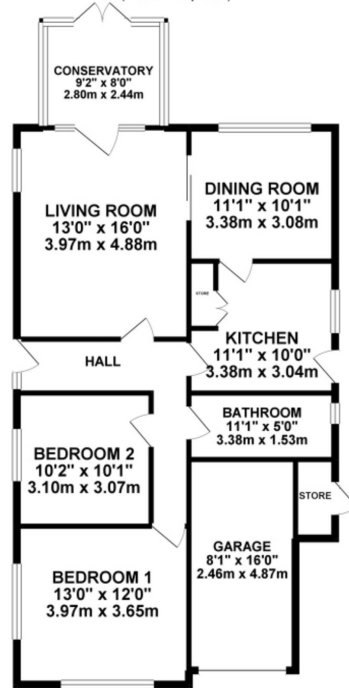
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

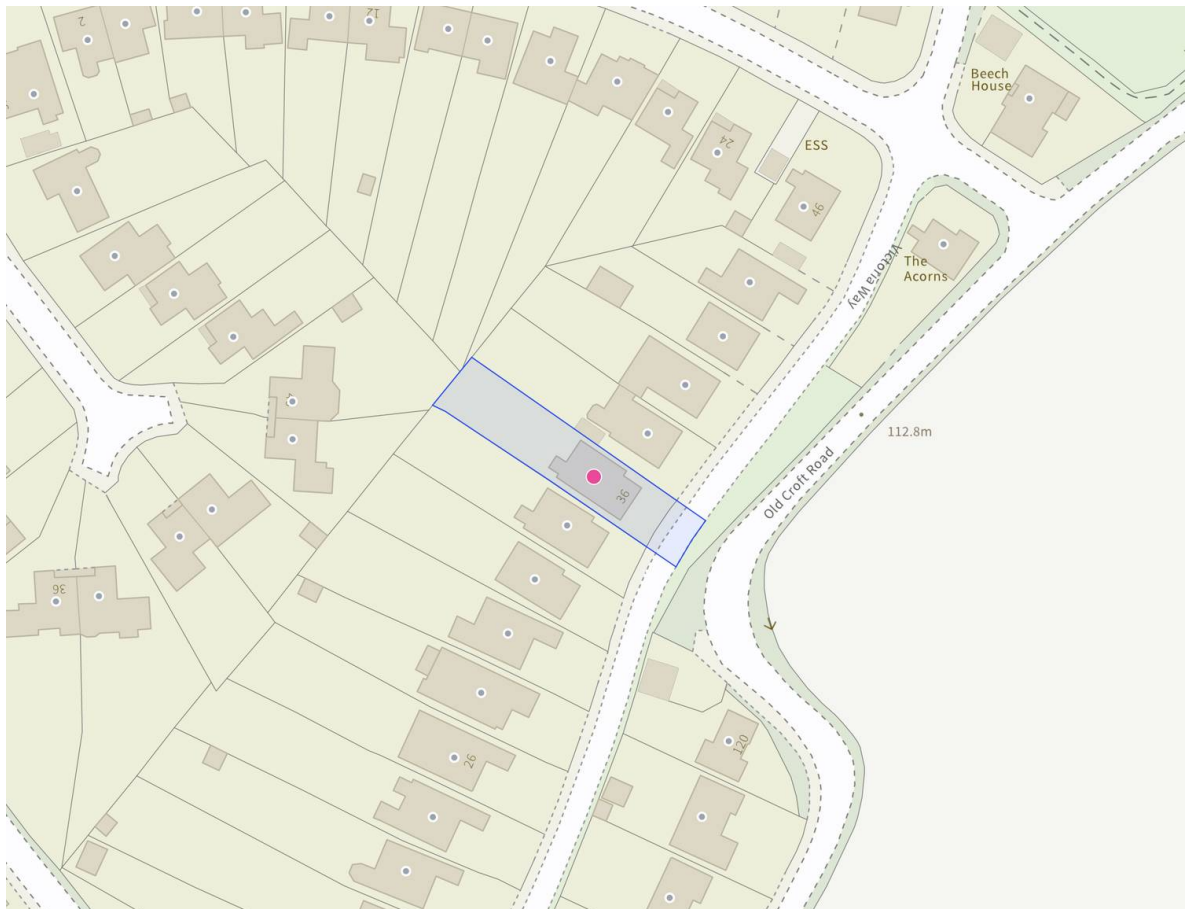


GROUND FLOOR 1048.19 sq. ft.
(97.38 sq. m.)



TOTAL FLOOR AREA : 1048.19 sq. ft. (97.38 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for Australian purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not guaranteed and no guarantee is given for their operation or efficiency may be given. Made with Metaphor 800000



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