



7 Birch Close, Stafford

£299,950 Freehold



Two-bedroom link-detached home on Birch Close, perfect for downsizers seeking relaxed, single-storey living in a peaceful, desirable Walton on the Hill location • Modern kitchen with sleek white cabinetry, oak worktops, ceramic hob, electric oven, stainless steel one-and-a-half bowl sink with drainer, and space for more, flowing into a sun-soaked orangery. • Comfortable lounge with a cosy fire and a glazed sliding door overlooking the garden, plus a practical shower room with walk-in electric shower, vanity wash hand basin, and WC. • Two generous double bedrooms, one with fitted wardrobes, plus a versatile additional space ready to become a home office, hobby space, or study. • South-West facing garden with lawn and patio, block-paved driveway framed by mature shrubbery, and a peaceful setting close to shops, eateries, bus routes and healthcare services.



Welcome to Birch Close... where life doesn't just happen, it takes root and spreads its branches wide.

This charming **two-bedroom link-detached bungalow** is quietly tucked away on a lovely cul-de-sac in the ever-popular **Walton on the Hill, Stafford**, a location as well-established and desirable as the name suggests. Perfect for downsizers or anyone ready to **branch off in a new direction**.

At the heart of the home, the modern kitchen opens seamlessly into a **sun-drenched orangery**, creating a bright, uplifting hub where everyday living truly blossoms. The kitchen itself is fitted with **sleek white cabinetry** providing plenty of storage, beautifully paired with **warm oak worktops**. A stainless steel one-and-a-half bowl sink with drainer sits alongside a **ceramic hob and electric oven**, with plenty of room to **branch out** and add appliances to suit your lifestyle. The living room is a real show-stopper, a space where the outside world gently **filters in through the leaves**. A **glazed sliding door** frames views of your own green haven, allowing sunshine to pour in and creating a lovely connection to the garden beyond. When the seasons turn, the **cosy fire** becomes the heartwood of the room, perfect for relaxing **all year round**. The bungalow continues to **spread its branches** into two generously sized double bedrooms, both offering calm, retreats. One bedroom benefits from **fitted wardrobes**, keeping everything neatly tucked away. The shower room is practical and easy to maintain, featuring a **walk-in electric shower**, vanity wash hand basin and WC. And just when you think this home has finished growing, there's one final surprise waiting. A **fantastic additional space** offers superb flexibility, whether its used as a creative hobby room, or peaceful home office.

Step outside and the property really **comes into full bloom**. To the rear, a **South-West facing garden** offers a glorious sun-trap. With a mix of **lawn and patio areas**, it's ideal for relaxed afternoons with a book, gentle gardening, or simply enjoying the outdoors without too much upkeep. To the front, a **block-paved driveway** provides convenient off-road parking and is framed by **mature shrubbery**, giving a lovely leafy welcome the moment you arrive.

Birch Close is a home where you can truly sink your roots deep, nurture your dreams, and watch your life flourish in full, leafy splendour.

Location

Walton on the Hill is one of Staffordshire's most sought-after villages, perfectly blending rural charm with modern convenience. Nestled on the edge of the stunning Cannock Chase Area of Outstanding Natural Beauty, it offers residents a peaceful, picturesque setting surrounded by rolling countryside and scenic walking trails.

This friendly community boasts attractive family homes and reputable schools, including being within catchment for the highly regarded Walton High School. Residents enjoy easy access to Stafford town centre, just a few miles away, where you'll find a wide range of shops, restaurants, and leisure facilities.

Commuters benefit from excellent connectivity via Stafford railway station, with direct links to Birmingham, Manchester, and London, as well as quick access to the nearby M6 motorway (Junctions 13 and 14), making travel



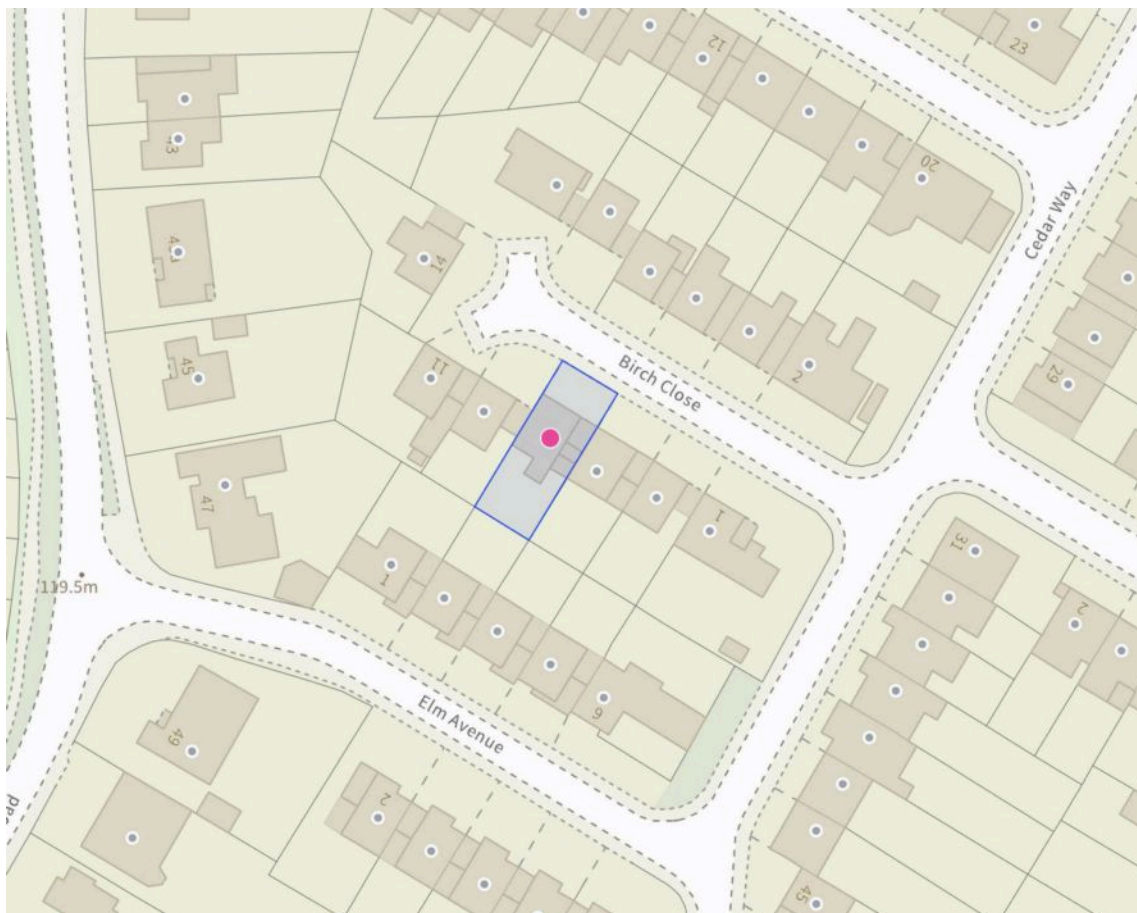
Birch Close is a home where life takes root. This 2-bed link-detached bungalow features a bright, modern kitchen with integrated appliances and room for more, sun-filled orangery, cosy lounge with fire, shower room, versatile space, South West garden, driveway, relaxed single-storey living and peaceful Walton on the Hill location close to shops, eateries, bus routes and health care services.

Council Tax band: C

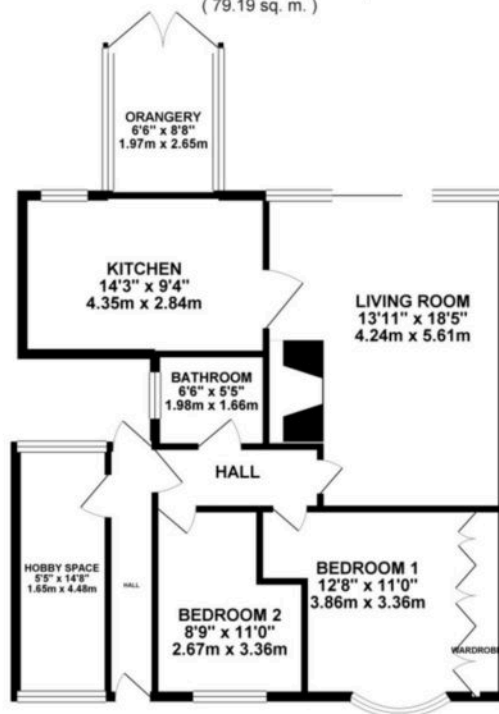
Tenure: Freehold

EPC Energy Efficiency Rating: D





GROUND FLOOR 852.36 sq. ft.
(79.19 sq. m.)



TOTAL FLOOR AREA: 852.36 sq. ft. (79.19 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all rooms, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, planner and developer shall have no responsibility and no guarantee as to their accuracy or otherwise can be given.
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