



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM DETACHED FOR SALE - £275,000

RIDGE CROFT, STONE, ST15 8PN



KEY FEATURES

• THREE BEDROOM DETACHED PROPERTY • DRIVEWAY AND GARAGE • SPACIOUS LOUNGE • SEPARATE DINING ROOM • MODERN KITCHEN & BATHROOM • UTILITY WITH WC • GAS CENTRAL HEATING & DOUBLE GLAZING • SHORT STROLL TO TOWN & STATION

DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this 3 Bedroom Detached Property with garage and fully enclosed rear garden in sought after area of the Market Town of Stone, a short stroll from the Town Centre and Railway Station.

The property comprises a small Entrance Hall, Lounge, Dining Room, Office/Study, Kitchen and Utility on the Ground Floor; on the First Floor is the Landing, Three Bedrooms and Family Bathroom. The property benefits from gas central heating, double glazing and a garage.

At the front of the property is a garden laid mainly to lawn with mature shrubs, bushes and trees, an adjacent paved driveway to the garage which extends across to the front entrance. To the rear of the property is a large garden on different levels with paved patio, flower beds and shrubs.

The Council Tax Band D

You can view the Virtual Tour of this property on our website, Rightmove and the internet by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/1-ridge-croft>

LOCATION

Leave Stone on the Lichfield Road, (B5027) turning left into Parkway and left again into Ridge Croft, you will find the property on the left-hand side.

GROUND FLOOR

Foyer - 4' 3" x 2' 8" (1.31m x 0.82m) The property is entered via a uPVC glazed door into a small hallway with neutral decor, a white ceiling with central pendant light fitting and neutral carpet tiles. The doorway is open to the Living Room.

Living Room - 17' 10" x 11' 9" (5.45m x 3.6m) The spacious Living Room has neutral decor with an exposed brick chimney breast, a white ceiling with twin pendant light fittings, double glazed windows to the front aspect, a wall mounted central heating radiator, a wall mounted gas fire to the chimney breast, a TV connection and neutral carpet tiles. There are single doors opening into the dining room, inner hall and kitchen.

Dining Room - 10' 7" x 8' 6" (3.24m x 2.6m) The separate Dining Room has a pale green decor, a white ceiling with central pendant light fitting, double glazed uPVC patio door with fitted vertical blinds opening onto the rear aspect and having steps down to the paved path area, a wall mounted central heating radiator and black vinyl floor tiles.

Office - 11' 4" x 10' 7" (3.46m x 3.24m) The Office is off a small inner hall and has white decor, a white ceiling with fluorescent strip light, a uPVC double glazed window to the rear aspect, a wall mounted central heating radiator and black vinyl floor tiles.

Kitchen - 13' 0" x 8' 0" (3.97m x 2.46m) The Kitchen has pale green and white walls with white tiled splash backs, a white ceiling with a pendant light fitting, a double glazed window fitted with vertical blinds to the front aspect, a wall mounted central heating radiator, an exterior door opening into the garage and porcelain floor tiles. There is a selection of white full height, wall and base units with wooden countertops inset with a stainless steel sink, drainer and dual lever mixer tap, a gas four burner hob and built-in double oven.



STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

T: 01785 338 570

E: sales@austinandroe.co.uk | lettings@austinandroe.co.uk

W: www.austinandroe.co.uk

Inner Hallway - There is a small inner hallway off the lounge which gives access to the Office, Utility and the stairs to the landing above. The decor is white with a white ceiling having pendant light fitting and a pale green fitted carpet.

Utility/WC - 8' 7" x 4' 9" (2.64m x 1.47m) The Utility/WC has white decor with grey splash back tiles, a white ceiling with central light fitting, a double glazed obscured glass window with door opening into the garage, a wall mounted central heating radiator, storage cupboards and brown carpet tiles. The white sanitary ware comprises a sink, drainer and chrome taps with an adjacent low-level WC.

FIRST FLOOR

Stairs & Landing - 13' 11" x 7' 6" (4.26m x 2.3m) The stairs rise from the inner hall to the Landing above having white decor, a white ceiling with doors opening into the three bedrooms, storage room and family bathroom and a pale green fitted carpet

Bedroom 1 - 13' 5" x 9' 11" (4.09m x 3.03m) The First Bedroom has white decor, a white ceiling with pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below and pale green fitted carpet.

Bedroom 2 - 13' 5" x 10' 1" (4.09m x 3.08m) The Second Bedroom has white decor, a white ceiling with pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below and pale green fitted carpet.

Bedroom 3 - 14' 6" x 7' 8" (4.44m x 2.37m) The Third Bedroom has white decor, a white ceiling with pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below and multi-coloured fitted carpet.

Store Room - 7' 5" x 3' 7" (2.27m x 1.11m) The eaves storage cupboard houses the gas "Worcester Bosch" central heating boiler and gives useful storage space.

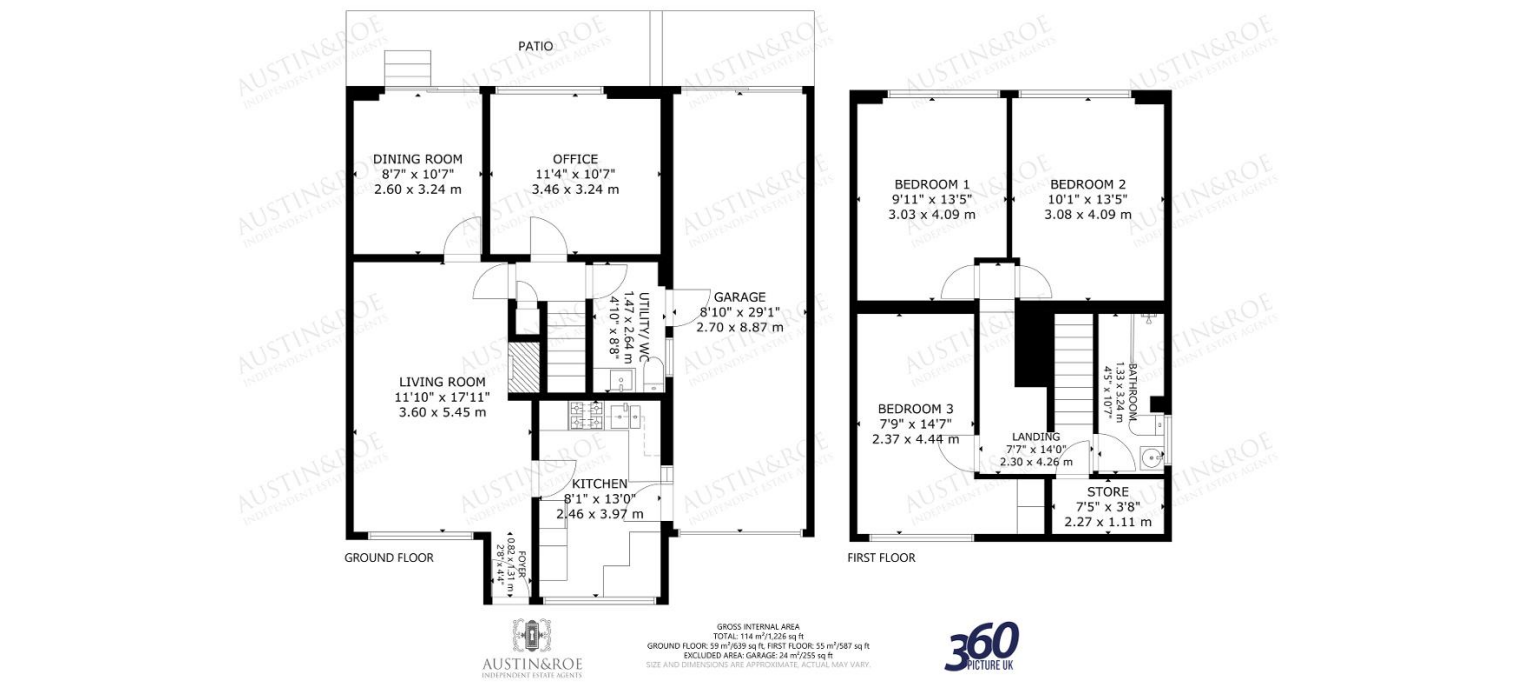
Bathroom - 10' 7" x 4' 4" (3.24m x 1.33m) The modern Family Bathroom has white decor, half-height beige tiling behind the sanitary ware and full height in the showering area, a white ceiling with flush light fitting and a loft hatch giving access to the roof space, a double glazed window with obscured glass to the side aspect, a wall mounted central heating radiator and porcelain floor tiles. The white sanitary ware comprises a mains fed shower with glass screen, a pedestal wash hand basin with chrome single lever mixer tap and low-level close coupled WC with plus button flush.

EXTERIOR

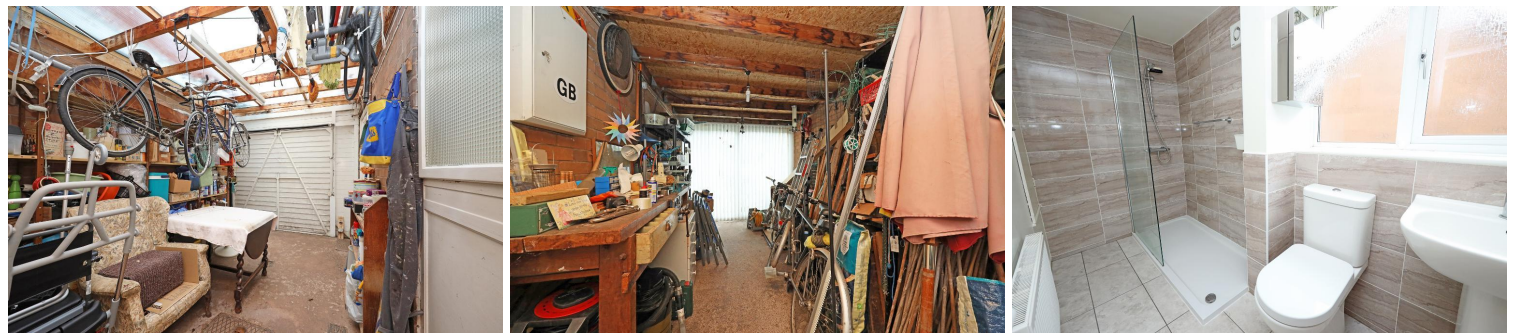
Garage - 29' 1" x 8' 10" (8.87m x 2.7m) The Garage runs the entire depth of the property, has a white up and over door to the front aspect, benefits from power and lighting, double glazed patio doors with vertical blinds to the rear aspect. The roof has some polycarbonate panels in the roof providing some natural light.

Outside Areas - At the front of the property is a garden laid to lawn with flower beds, shrubs and trees an adjacent paved driveway to the garage which extends across to the front entrance. To the rear of the property is a paved patio area on two levels for alfresco dining and outdoor entertaining, a garden laid to lawn with flower beds, shrubs and trees.





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

