



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM TERRACED FOR SALE - £185,000

STONE ROAD, ECCLESHALL, STAFFORDSHIRE, ST21 6DJ



KEY FEATURES

• 2 BEDROOM COSY COTTAGE • SPACIOUS LOUNGE • STYLISH KITCHEN • DOUBLE & SINGLE BEDROOM •
MODERN SHOWER ROOM • GAS CENTRAL HEATING & DOUBLE GLAZING • GARDEN TO THE REAR • TOWN
CENTRE LOCATION

DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this Cosy Cottage in centre of Eccleshall with its bespoke shops, pubs and restaurants

At the rear of the property is a garden and brick built shed.

Council Tax Band A

You can view the virtual tour of this lovely property on our website, rightmove or the internet by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/14-stone-road>

LOCATION

Directly opposite our Eccleshall Office.

GROUND FLOOR

Lounge - 14' 10" x 12' 7" (4.54m x 3.86m) The property is entered through a grey wooden glazed door into the spacious Lounge having pale grey decor, a white ceiling with recessed spotlights, a double glazed window with fitted 'Venetian' blinds to the front aspect with wall mounted central heating radiator below, an internal window, a white wooden fireplace inset with a "Victorian" back and grate, and black tiled hearth, a built-in under stair cupboard and wooden laminate flooring. There is an opening into the Kitchen and stairs rise to the floor above.

Kitchen - 12' 7" x 8' 8" (3.86m x 2.66m) The Kitchen has light grey decor with grey brick style ceramic splash backs, a white ceiling with recessed spit lights, a double glazed window and external wooden door to the rear aspect, an internal window into the lounge and laminate wooden flooring. There is a selection of white wall and base with wooden countertop inset with a stainless steel sink, drainer and swan-neck double lever mixer tap, a stainless steel gas hob with oven below and cooker extractor hood above, a wall mounted "Baxi" central heating boiler, space for a washing machine and integrated under counter fridge and freezer.

FIRST FLOOR

Stairs & Landing - 6' 0" x 4' 1" (1.83m x 1.25m) The Stairs rise with a quarter tune from the Lounge to the floor above having pale grey decor, a white balustrade with wooden hand rail and newel caps, a white ceiling with central pendant light fitting, and striped fitted carpet. There are doors opening into the two bedrooms and shower room.

Bedroom 1 - 11' 0" x 8' 7" (3.36m x 2.62m) The First Bedroom has pale grey decor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator and striped fitted carpet.

Bedroom 2 - 6' 9" x 8' 5" (2.07m x 2.58m) The Second Bedroom has pale grey decor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below and striped fitted carpet.

Shower Room - 6' 0" x 5' 7" (1.83m x 1.71m) The modern Shower Room has pale grey decor with ceramic tiling in the showering area and behind the washing basin, a white semi vaulted ceiling with recessed spot lights, a window to the rear aspect and wooden laminate flooring. The white sanitary ware comprises a mains feed

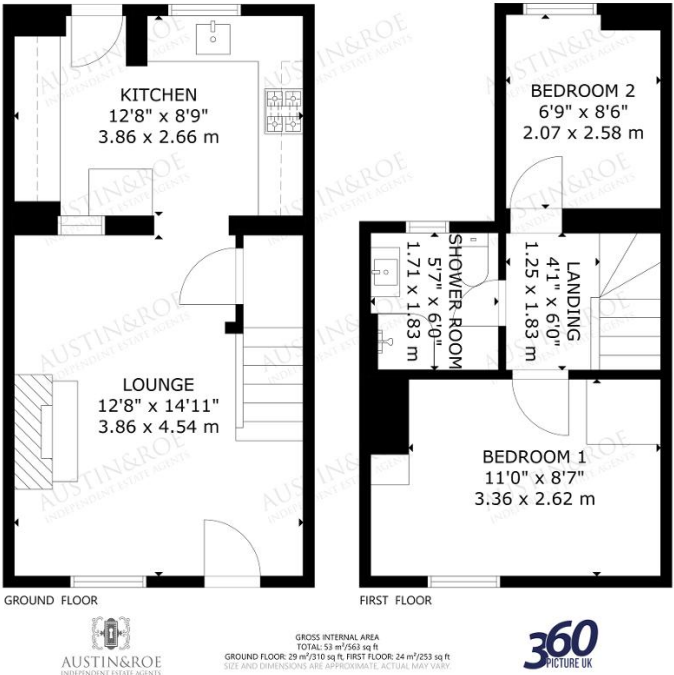


shower with both "raindrop" and standard shower heads and glass shower screen doors, a vanity unit inset with wash hand basin and a low-level close coupled WC with push button flush.

EXTERIOR

Outside Areas - To the rear of the property is a communal path to the back of the cottages, a brick built shed and behind that is an area laid to lawn with a paved area in the middle for alfresco dining and outdoor entertainment.





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

