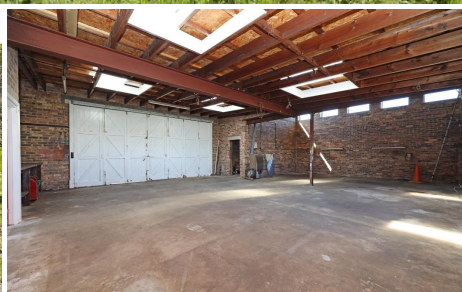




AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM DETACHED FOR SALE - OFFERS IN REGION OF £650,000
INCLUDING BUSINESS PREMISES, LONDON ROAD, SHIRLEYWICH, STAFFORD,
STAFFORDSHIRE, ST18 0PN



KEY FEATURES

- THREE BEDROOM DETACHED HOUSE • WITH BUSINESS OPPORTUNITY • SPACIOUS LOUNGE • KITCHEN DINER WITH UTILITY ROOM • GROUND FLOOR SHOWER ROOM • MASTER BEDROOM • TWO FURTHER BEDROOM • FAMILY BATHROOM

DESCRIPTION

Austin & Roe are please to bring to the market this Three Bedroom Detached property standing in its own grounds with a business opportunity attached. The house has a lovely footprint and is surrounded by open countryside to the rear and adjacent is a former garage.

The property comprises a Porch, Reception Hall, Lounge, Kitchen/Diner, Utility and Shower Room on the Ground Floor; on the First Floor is the galleried Landing, Master Bedroom, two further Bedrooms and a Family Bathroom. The property benefits from double glazing and water heated by Heatrae Sadia Megaflo Eco System.

The Former Garage comprises a Reception Office, Office, Three Storerooms and a Workshop.

To the front of the property is a driveway from the A51 with two entrances leading to a parking area, garden laid mainly to grass with shrubs, the house is sited in the middle of the plot with a patio area at the rear for alfresco dining and outdoor entertaining, gardens with randomly planted beds with trees and shrubs and overlooking fields and having outstanding views of the countryside.

Property on a Septic Tank

Council Tax Band F

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

<https://my.360picture.uk/tour/dawndew>

LOCATION

Leave Stone via the Lichfield Road and turn left onto the A51, continue through Weston Village for about one and a half miles and you will find the property at Shirleywich on your right.

GROUND FLOOR

Porch - 13' 10" x 4' 2" (4.24m x 1.29m) The property is entered via a hardwood glazed door into a a Porch with neutral decor and an exposed brick wall, a white ceiling with central light fitting, two double glazed wooden windows to the front aspect and grey porcelain floor tiles. There is a wooden glazed door with side panel and internal wooden double glazed window opening into the Reception Hall.

Reception Hall - 11' 9" x 9' 5" (3.6m x 2.88m) The impressive Reception Hall has neutral decor, a white ceiling with pendant light fitting, double glazed windows to the front aspect, fitted carpet and doors opening into the Lounge, Shower Room, Porch, Kitchen/Diner and Stairs rising to the floor above.

Lounge - 18' 3" x 12' 4" (5.57m x 3.77m) The spacious Lounge has turquoise decor, a white ceiling with central pendant light fitting and coved cornices, a double glazed window to the front aspect, double glazed patio doors to the rear aspect, a brick fireplace with wooden mantle and tiled hearth inset with an electric coal effect fire and fitted carpet.

Kitchen/Diner - 15' 5" x 15' 3" (4.72m x 4.66m) The Kitchen/Diner has neutral decor, a white ceiling with fluorescent strip lighting, double glazed windows to three sides giving lots of natural light and neutral porcelain floor tiles. There is a selection of wood effect wall and base



units with wood effect counter tops inset with a stainless steel sink, drainer and chrome taps, an electric glass hob with oven below and an extractor cooker hood, space and plumbing for a washing machine and a wall mounted consumer unit above the kitchen wall units. There is a door opening into the Utility Room.

Utility Room - 6' 0" x 5' 5" (1.84m x 1.66m) The Utility Room has neutral decoration, a white ceiling with central light fitting, an exterior door opening onto the rear patio and neutral porcelain floor tiles. Plenty of room for a fridge/freezer and a place to hang outdoor clothing.

Shower Room - 5' 5" x 5' 4" (1.66m x 1.63m) The Shower Room has benefits from full height neutral ceramic tiling with a patterned border tile and random patterned tiles, a white ceiling and central light fitting, a double glazed window with obscured glass to the rear aspect and neutral porcelain floor tiles. The white sanitary ware comprises a mains fed shower in a glass shower cubicle, a wall mounted wash hand basin and low-level WC.

FIRST FLOOR

Stairs & Landing - 12' 7" x 11' 11" (3.86m x 3.64m) The Stairs rise with a half turn to the galleried Landing above, with wooden balustrade, neutral decor, a white ceiling with central light fitting, a double glazed window to the front aspect and doors opening into the Master Bedroom, two further Bedrooms, the cupboard containing the Heatrae Sadia Megaflo Eco System immersion and Family Bathroom.

Master Bedroom - 15' 4" x 15' 4" (4.7m x 4.69m) The Master Bedroom has lilac decor, a white ceiling with central pendant light fitting, dual aspect double glazed windows and fitted carpet. There is plenty of room to instal an en-suite shower room.

Bedroom 2 - 12' 3" x 9' 9" (3.74m x 2.98m) The Second Bedroom has lilac walls, a white ceiling with a central pendant light fitting, a double glazed window to the front aspect and fitted carpet.

Bedroom 3 - 12' 3" x 8' 1" (3.74m x 2.47m) The Third Bedroom has pink decor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect and fitted carpet.

Bathroom - 8' 3" x 5' 5" (2.54m x 1.67m) The Family Bathroom benefits from full height ceramic tiling with a central border tile, a white ceiling with a central light fitting, a double glazed window with obscured glass to the rear aspect and fitted carpet. The white bathroom suite comprises a panel bath with gold coloured fittings, a pedestal wash hand basin and a low-level WC.

EXTERIOR

Outside Areas - The property sits in the centre of a large plot of land with an adjacent building previously a garage. There is a driveway off the A51, a lawn area with shrubs and trees and plenty of parking. To the rear of the property is a patio area for alfresco dining and outdoor entertaining, lawn with beds of mature shrubs and trees, and outstanding views across the countryside.

ANNEXE

Reception Area - 19' 4" x 12' 0" (5.9m x 3.68m) Adjacent to the main property is a building which was previously a garage, the tanks have been filled in and there is paperwork available. The Reception Area has turquoise walls, a white ceiling with fluorescent strip light, exterior doors to the front and side aspects, dual aspect double glazed windows, an internal window to the office next door, a door into the workshop and grey floor tiles. There is some damage to the ceiling which requires repair.

Office - 9' 0" x 8' 9" (2.76m x 2.67m) The Office next door to the reception has lilac and grey decor, white ceiling with a fluorescent strip light, windows to the side aspect, an internal window to the Reception office and grey floor tiles.

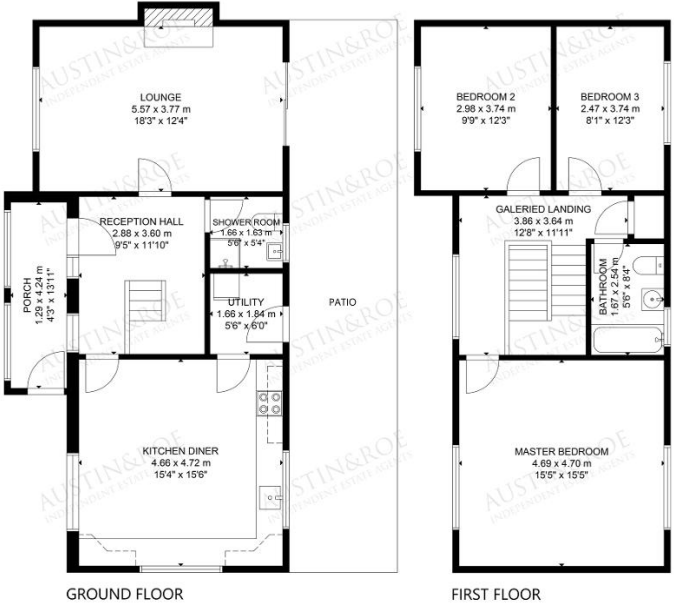
Workshop - 39' 4" x 28' 11" (12m x 8.82m) The work shop area has exposed brick walls with exposed wooden ceiling having four glass ceiling lights and strip lighting, windows run the down the entire one side of the building and there are windows to the front aspect, and double doors, bi-folding doors open onto the rear hard area, power is connected and the floor is concrete.

Workshop Store Room - 14' 9" x 6' 0" (4.52m x 1.84m) The Workshop Store Room, like the workshop has exposed brick walls, wooden ceiling with a central light fitting, a window with security bars and a sliding door.

Store 1 - 6' 7" x 5' 3" (2.02m x 1.61m) The First Store room has exposed brick walls, a wooden ceiling with light fitting, a window to the side aspect and a metal security door.

Store 2 - 6' 7" x 5' 9" (2.01m x 1.76m) The second Store cupboard has exposed brick walls a wooden ceiling with central light fitting, a double glazed window to the side aspect, a wall mounted sink and a wooden glazed door.



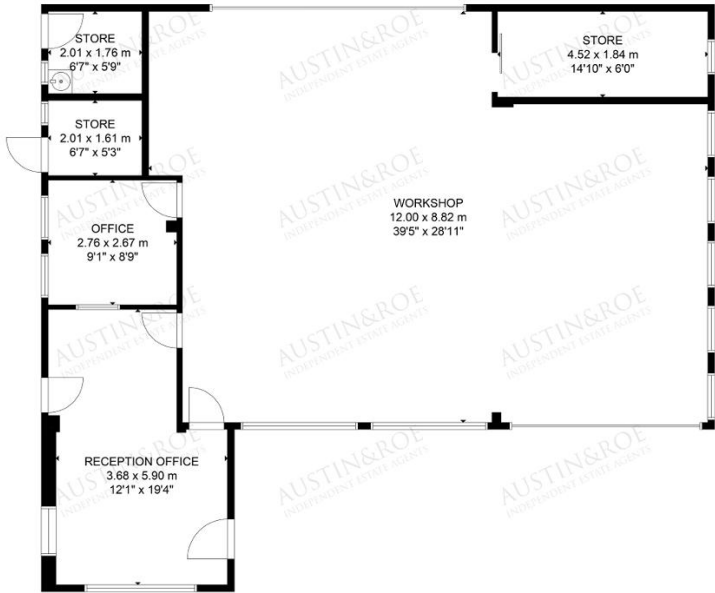


GROUND FLOOR

FIRST FLOOR



GROSS INTERNAL AREA
TOTAL: 123 m²/1,320 sq ft
GROUND FLOOR: 62 m²/662 sq ft FIRST FLOOR: 61 m²/658 sq ft
EXCLUDED AREA: PORCH: 5 m²/59 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROUND FLOOR



GROSS INTERNAL AREA
TOTAL: 138 m²/1,481 sq ft
GROUND FLOOR: 138 m²/1,481 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ADDITIONAL PHOTOS



ADDITIONAL INFORMATION

The property would benefit from central heating.

ENERGY EFFICIENCY

