



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM TOWN HOUSE FOR SALE - £255,000

SPRING HOLLOW, ECCLESHALL, STAFFORD, STAFFORDSHIRE, ST21 6EQ



KEY FEATURES

• THREE BEDROOM TOWN HOUSE • GARAGE & DRIVEWAY • SPACIOUS LOUNGE • ORANGERY • MODERN KITCHEN & CLOAKROOM • STYLISH BATHROOM & EN-SUITE • GAS CENTRAL HEATING & DOUBLE GLAZING • LOW MAINTENANCE FRONT&REAR GARDEN

STONE

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

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DESCRIPTION

Austin & Roe are pleased to offer For Sale this beautifully presented Town House with garage and ample parking within a short stroll of the middle of Eccleshall Town centre.

The property comprises an Entrance Hall, Cloakroom, Kitchen, Lounge and Orangery, currently used as dining room by present owner, on the Ground Floor; on the First Floor is the Three Bedrooms one with en-suite and Family Shower Room. The property benefits from a garage, gas central heating and double glazing.

At the front of the property is a low-maintenance front garden with circular cobbled and gravelled area surrounded by a hedge of bay trees. To the rear of the property is a fully enclosed paved courtyard area for alfresco dining and entertainment, a wooden gate to the blocked paved area where there is parking and the garage.

Council Tax Band C

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

<https://my.360picture.uk/tour/5-spring-hollow>

LOCATION

From our Eccleshall Office on the Stone Road, take the first exit at the traffic island onto Stafford Street, at the next island take the second exit onto Horsefair and first left onto Spring Hollow.

GROUND FLOOR

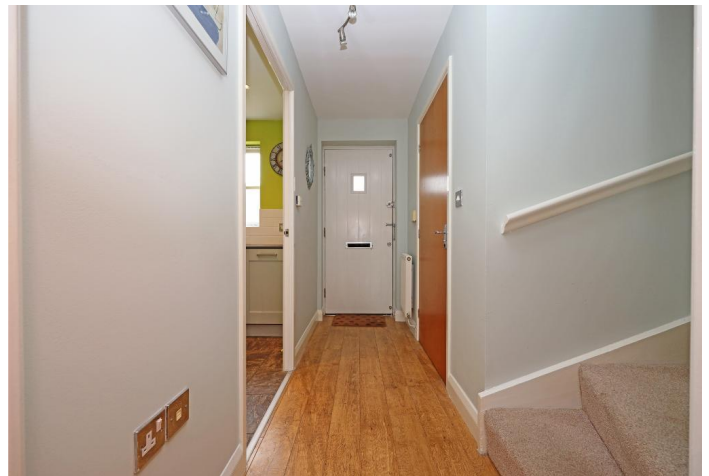
Entrance Hall - 9' 6" x 3' 4" (2.92m x 1.02m) The property is entered via a pale blue door with small glazed panel and a storm canopy above, into a welcoming Entrance Hall having pale grey walls, a white ceiling with central 4 lamp rack of spot lights, a wall mounted central heating radiator and wooden laminate flooring. There are doors opening into the cloakroom, kitchen, lounge and stairs rising to the floor above.

Guest Cloakroom - 6' 4" x 3' 0" (1.95m x 0.92m) The Guest Cloakroom has white decor, a white ceiling with central light fitting, a double glazed window with obscured glass to the front aspect, a wall mounted central heating radiator and neutral porcelain floor tiles. The white sanitary ware comprises a pedestal wash hand basin with white tiled splash back and a low-level close coupled WC with a push button flush.

Kitchen - 9' 6" x 6' 7" (2.92m x 2.03m) The fitted Kitchen has lime green walls with tiled white brick-style splash backs, a white ceiling with recessed spot lights, a double glazed window to the front aspect and neutral porcelain floor tiles. There is a selection of light grey wall and base units with a grey granite grooved drainer and inset with a one-and-a-half bowl white sink and chrome dual lever mixer tap, a four burner glass gas hob with cooker below and extractor cooker hood above, an integrated dishwasher and space for a fridge freezer.

Lounge - 14' 0" x 13' 10" (4.29m x 4.23m) The spacious Lounge has pale grey decor, a white ceiling with twin pendant light fittings, a wall mounted central heating radiator, an under stair storage cupboard, bi-folding doors into the orangery, TV connection and wooden flooring.

Orangery - 10' 2" x 9' 6" (3.12m x 2.9m) The Orangery has white walls, a white pitched ceiling with roof windows, recessed spotlights and a central pendant light fitting, a modern grey wall mounted central heating radiator, bi-folding doors opening onto the paved courtyard and



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wooden flooring.

FIRST FLOOR

Stairs & Landing - 11' 4" x 3' 9" (3.47m x 1.17m) The stairs rise from the entrance hall with a quarter turn to the Landing above having grey decor with a white ceiling, a central 4-lamp rack of spotlights and a loft hatch giving access to the roof space and neutral fitted carpet. There are doors opening into the three bedrooms, a storage cupboard and the family bathroom.

Bedroom 1 - 15' 2" x 9' 9" (4.63m x 2.99m) The First Bedroom has white decor, a white ceiling with a central pendant light fitting, dual aspect double glazed windows, a wall mounted central heating radiator, a double and a single built-in wardrobe and light wood laminate flooring.

Bedroom 2 - 12' 10" x 8' 10" (3.92m x 2.71m) The Second Bedroom has neutral walls, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below, a double and a single built-in wardrobe and neutral fitted carpet. There is a door opening into the en-suite shower room.

En-Suite to Bedroom 2 - 6' 3" x 4' 8" (1.91m x 1.43m) The En-Suite Shower Room has neutral decor with white tiling with border to the showering area and splash back, a white ceiling with central light fitting and extractor fan, a double glazed window to the front aspect, a wall mounted central heating radiator and neutral porcelain floor tiles. the white sanitary ware comprises a mains fed shower with glass shower screen and door, a pedestal wash hand basin with chrome single lever mixer tap and a low-level close coupled WC with push buttons flush.

Bedroom 3 - 7' 3" x 7' 3" (2.23m x 2.21m) The Third Bedroom, currently used as an office, has white 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 a neutral fitted carpet.

Shower Room - 7' 3" x 6' 2" (2.21m x 1.89m) The stylish Shower Room benefits from white full height tiling to three walls with a contrast pale blue to the other, a white cladded ceiling with recessed spotlights, a double glazed window with obscured glass to the front aspect and grey non-slip floor covering. The white sanitary ware comprises a mains shower with glass shower screen and both standard and "raindrop" shower heads, a vanity unit with ample storage space and inset with a white wash hand basin and chrome single lever mixer tap, a low-level close coupled hidden cistern WC with push buttons flush and a chrome wall mounted heated towel rail/radiator.

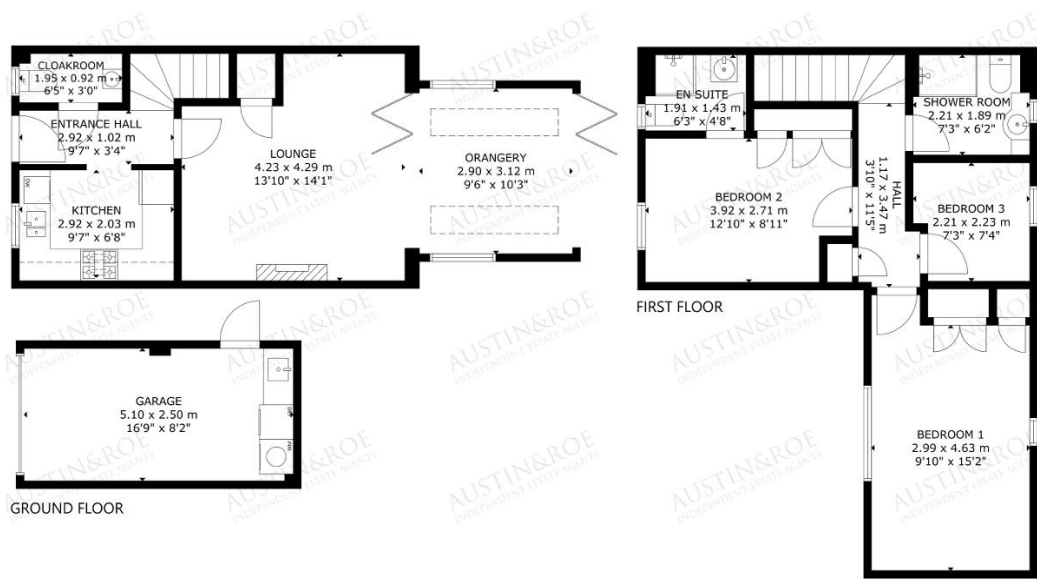
EXTERIOR

Garage - 16' 8" x 8' 2" (5.1m x 2.5m) The Garage benefits from up and over doors, light and power, There is plumbing for a washing machine and tumble dryer. a sink unit with stainless steel sink, drainer and chrome taps and shelving for storage. There is a glazed door to the side aspect opening into the courtyard garden.

Outside Areas - At the front of the property is a low brick wall with a black wooden gate and bay hedging, a low-maintenance garden with cobbled circular area and gravel, a paved path to the front entrance, some climbers to the walls and an area for container gardening.

At the rear is a fully enclosed courtyard garden with paved area for alfresco dining and outdoor entertaining surrounded by wooden fencing with a gate for access to the front of the garage.





GROSS INTERNAL AREA
TOTAL: 85 m²/925 sq ft
GROUND FLOOR: 41 m²/444 sq ft, FIRST FLOOR: 48 m²/512 sq ft
EXCLUDED AREAS: GARAGE: 15 m²/157 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ADDITIONAL PHOTOS

