



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

## 3 BEDROOM TERRACED COTTAGE FOR SALE - £220,000

MOUNT PLEASANT, DERRINGTON, STAFFORD, STAFFORDSHIRE, ST18 9NB



### KEY FEATURES

- 3 BED END TERRACE COTTAGE • SPACIOUS LOUNGE • DINING ROOM • KITCHEN • FAMILY BATHROOM •
- CENTRAL HEATING • CORNER PLOT WITH GARDEN TO THREE SIDES • VILLAGE LOCATION

STONE

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## DESCRIPTION

Austin & Roe are please to offer for Sale this Three Bedroom End Terrace Cottage with some original features, a garden to three side, outside storage and in a village location. The property requires some renovation but has huge potential.

The property comprises a Lounge, Dining Room Kitchen, Rear Porch and Guest Cloakroom on the Ground Floor; in the First Floor is the Landing, Three Bedrooms and Family Bathroom. The property benefits from central heating.

The cottage is sited on a corner plot, at the front of the property is a shrubbery hedge with a wrought iron gate and brick path to the front entrance. The paved path extends across the front and down the side of the property with garden and small paved patio area, at the rear is the garage which has been converted into storage and an enclosed garden with mature shrubs and trees, a paved area for alfresco dining and outdoor entertaining.

Council Tax Band D  
Mains Electric & Gas  
Mains Water, Drains & Sewerage  
Broadband FTTC  
Mobile Coverage  
Low Risk of Flooding

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

<https://my.360picture.uk/tour/3-mount-pleasant>

## LOCATION

Leave Stafford on the A518 (Newport Road) continue under the Motorway bridge, turn right on Derrington Lane, continue on Castle View and turn right into Mount Pleasant you will find the property on your left

## GROUND FLOOR

**Lounge - 16' 10" x 13' 2" (5.15m x 4.03m)** The spacious Lounge has neutral decor with wall lights, a white ceiling with coved cornices, dual aspect single glazed windows, two wall mounted central heating radiators, a fireplace with wooden mantle shelf and tiled hearth, a TV Connection point and neutral fitted carpet.

**Dining Room - 16' 10" x 10' 11" (5.15m x 3.35m)** The property is entered via a varnished hardwood door into a welcoming dining area, featuring stairs rising to the floor above and an original black leaded range with exposed brick and a wooden mantle shelf with rail below. The decor is neutral with wall lights, a white ceiling with exposed beams and a central light fitting, a window to the front aspect, two wall mounted central heating radiators, a shelved alcove, an under stair storage cupboard and neutral fitted carpet. There are doors opening into the lounge and kitchen.

**Kitchen - 11' 7" x 10' 4" (3.55m x 3.15m)** The fitted farmhouse style kitchen has pale sage green decor with neutrally toned ceramic tiled splash back, a white ceiling with a central four lamp rack of spotlights, a single glazed window to the rear garden, a wall mounted central heating radiator and porcelain floor tiles. There is a selection of pine wood wall and base units with a cream counter top inset with a neutral composite one-and-a-half town sink, drainer and chrome mixer tap, a stand alone oven with extractor fan above, space and plumbing for



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dishwasher, washing machine, tumble dryer and fridge-freezer. There is a door into the rear porch.

**Guest Cloak Room - 6' 11" x 3' 2" (2.12m x 0.97m)** The Guest Cloakroom is accessed via the rear porch and has grey decor, (the plasterwork is damaged and needs replacing) a white ceiling, an obscured glass window to the side aspect, a wall mounted central heating radiator and wood effect flooring. The sanitary ware comprises a white wall mounted wash hand basin with tiled splash back and a low-level WC with lever flush. The wall mounted central heating boiler is housed here.

**Rear Porch - 3' 10" x 2' 10" (1.19m x 0.87m)** The Rear Porch gives access to the side of the property via a wooden stable door, and has grey decor, a white ceiling with central pendant light fitting and wood effect flooring.

FIRST FLOOR

**Stairs & Landing - 11' 0" x 2' 7" (3.37m x 0.79m)** The Stairs rise with a quarter turn to the Landing above having neutral decor, a white ceiling with recessed spotlights and a loft hatch giving access to the roof space, a door opening into the third bedroom, a neutral fitted carpet and continues to the hall.

**Hall - 9' 6" x 2' 10" (2.91m x 0.87m)** The Hall continues from the landing and has matching decor and gives access to a further two bedrooms, the family bathroom and an airing cupboard. There is also a door opening into a useful storage cupboard measuring 1.7m x 1.46 (5'-7" x 4'-9").

**Master Bedroom - 16' 10" x 13' 1" (5.15m x 4.01m)** The First Bedroom has white and neutral decor, a white semi vaulted ceiling with recessed spotlights, dual aspect windows, three wall mounted central heating radiators, a built-in wardrobe with louvred door and wooden floor boards.

**Bedroom 2 - 10' 4" x 7' 3" (3.15m x 2.21m)** The Second Bedroom has grey and white decor, a white ceiling with central pendant light fitting, a window to the rear aspect, a wall mounted central heating radiator and pale grey fitted carpet.

**Bedroom 3 - 11' 0" x 7' 8" (3.37m x 2.36m)** The Third Bedroom has pink and grey decor, a white ceiling with central light fitting, a window to the front aspect, a wall mounted central heating radiator, a TV connection point and painted floor boards.

**Bathroom - 7' 8" x 7' 3" (2.35m x 2.22m)** The Family Bathroom benefits from full height ceramic tiling in cobalt blue and white to two walls with two matching painted walls, a white ceiling with recessed spotlights, a window with obscured glass to the side aspect, a wall mounted white heated towel rail/radiator, and wooden floor boards. The white bathroom suite comprises a double ended bath with chrome mixer taps and mains fed shower over, a pedestal wash hand basin with chrome taps and a low-level WC with lever flush.

EXTERIOR

**Half Garage & Storage - 17' 3" x 8' 10" (5.27m x 2.7m)** the garage has been split in two, with an up-and-over door to the front half and a side door to the rear half.

Half Garage 2.94m x 2.7m (9'-8" x 8'-10")  
Storage 2.33m x 2.7m (7'-8" x 8'-10")

**Outside Areas -** The Outside Areas of the property are surrounded by mature shrubbery hedges, trees and fencing. There are brick laid paths and paved paths around the outside with areas laid to lawn and paving stones providing areas for alfresco dining and outdoor entertainment. Plenty of room for a vegetable patch and country cottage garden.







GROSS INTERNAL AREA  
TOTAL 112 m<sup>2</sup>/1200 sq ft  
GROUND FLOOR 56 m<sup>2</sup>/600 sq ft, FIRST FLOOR 56 m<sup>2</sup>/600 sq ft  
EXCLUDED AREAS: HALF GARAGE: 8 m<sup>2</sup>/85 sq ft, STORAGE: 6 m<sup>2</sup>/65 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS

