



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

2 BEDROOM TERRACED FOR SALE - £182,500

CAERNARVON AVENUE, STONE, STAFFORDSHIRE, ST15 8YW



## KEY FEATURES

• TWO BEDROOM MID-TERRACED HOUSE • PARKING AT FRONT OF PROPERTY • SPACIOUS LOUNGE • KITCHEN DINER • FAMILY BATHROOM • GAS CENTRAL HEATING & DOUBLE GLAZING • FULLY ENCLOSED REAR GARDEN • WALKING DISTANCE TO TOWN & STATION

## DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this two bedroom Mid-Town House with parking to the front, a fully enclosed rear garden and within walking distance of the Town and Station.

The property comprises Entrance Hallway with stairs rising to the floor above, Lounge, Dining/Kitchen on the ground floor; on the first floor Landing, Two Bedrooms and a Family Bathroom.

The property benefits from a low maintenance slate bed with a small circular flower bed in centre and parking area. To the rear is a fully enclosed rear garden comprising a paved patio area for alfresco dining and outdoor entertainment, a paved path to the wooden garden shed, a garden laid to gravel with shrubbery borders to each side and a wooden fenced boundary. There is a communal alleyway to take the refuse bins to the front of the property.

Council Tax Band B

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

<https://my.360picture.uk/tour/20-caernarvon-avenue>

## LOCATION

Take the Lichfield Road out of Stone and turn right onto Saxifrage Drive, take the second exit off the traffic island onto Saxifrage Drive and left onto Caernarvon Avenue.

## GROUND FLOOR

**Entrance Hall - 5' 10" x 4' 2" (1.8m x 1.29m)** The property is entered via a white uPVC double glazed door with open storm porch above into a small but welcoming Entrance Hall, with grey decor, a white ceiling with central pendant light fitting, a wall mounted central heating radiator and grey wood effect laminate flooring. There is a door opening into the lounge and stairs rising to the floor above.

**Lounge - 14' 0" x 10' 3" (4.29m x 3.13m)** The spacious Lounge has pale grey decor and having contrast wall covering to one wall, 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 built-in under stair cupboard, TV connection and a pale grey fitted carpet. There is a door opening into the kitchen.

**Kitchen/Diner - 13' 6" x 8' 4" (4.14m x 2.55m)** The Kitchen/Diner has grey decor with grey ceramic brick style splash back. A white ceiling with fluorescent strip light, two uPVC double glazed windows and an exterior door to the rear aspect, a wall mounted central heating radiator and grey laminate wood effect flooring. There is a selection of white wall and base units with black granite effect countertops inset with a stainless steel sink, drainer and chrome mixer tap, a stand alone electric cooker, space for a washing machine, fridge. There is ample room for a small table and chairs.

## FIRST FLOOR

**Stairs & Landing - 6' 0" x 4' 3" (1.83m x 1.32m)** The Stairs rise from the entrance hall to the Landing above with grey decor, a white ceiling with central pendant light fitting and loft hatch giving access to the roof space and grey fitted carpet, There are doors opening into the two bedrooms and family bathroom.



**Bedroom 1 - 13' 8" x 11' 10" (4.17m x 3.63m)** The First Bedroom has white decor with a grey contrast wall covering, 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 built-in wardrobe and a grey fitted carpet

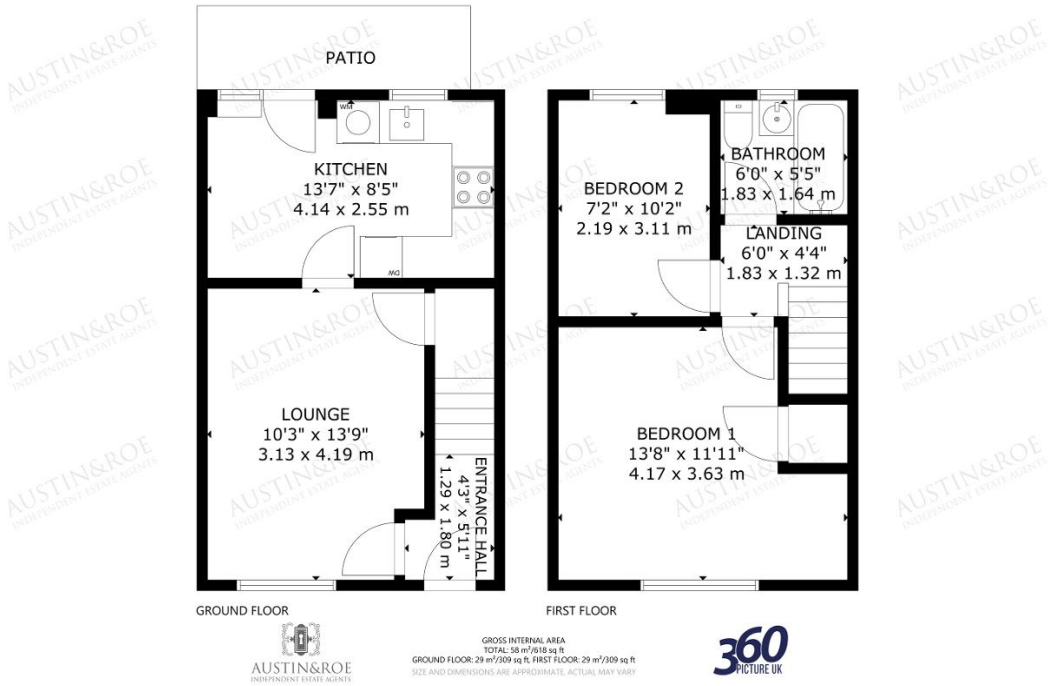
**Bedroom 2 - 10' 2" x 7' 2" (3.11m x 2.19m)** The Second bedroom has white decor with a contemporary wall covering to one wall, a white ceiling with a central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below and grey fitted carpet.

**Bathroom - 6' 0" x 5' 4" (1.83m x 1.64m)** The Family Bathroom has white decor with grey tiles, a white ceiling with central light fitting, a double glazed window with obscured glass to the rear aspect, a wall mounted central heating radiator and tile effect vinyl floor covering. The white bathroom suite comprises a panel bath with electric shower above, a pedestal wash hand basin with lever taps and a low-level WC with push button flush.

EXTERIOR

**Outside Areas -** At the front the property is laid to slate with a small circular bed filled with plants and parking. There is a communal under cover alleyway leading from the front to the rear with a wooden gate giving access to the bark garden. There is a paved patio area at the rear for alfresco dining and outdoor entertaining, a paved pathway leading to the wooden storage shed, the garden is laid to gravel with planted borders to each side and a wooden boundary fence.





ADDITIONAL PHOTOS



ADDITIONAL INFORMATION

price to include new carpets of buyers choice!  
Please ask for more information.

ENERGY EFFICIENCY

