



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM DETACHED FOR SALE - £200,000

REDFERN ROAD, STONE, STAFFORDSHIRE, ST15 0LF



KEY FEATURES

• 2/3 BEDROOM LINK-DETACHED HOUSE • GARAGE & DRIVEWAY • LOUNGE & DINING ROOM • KITCHEN • CONSERVATORY • GROUND FLOOR BEDROOM & WET ROOM • FIRST FLOOR BEDROOM & BATHROOM • GAS CENTRAL & DOUBLE GLAZING

DESCRIPTION

Austin & Roe are pleased offer for Sale this Two/Three Bedroom property with Garage and block paved driveway and enclosed rear Garden. The property is within walking distance of the Town Centre and Station and has easy access to the Motorway Network via the M6.

Some work is required to bring the property up to date but is a great opportunity for anyone who wants a project.

The property comprises an Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen, an inner hallway, Bedroom and Wet Room on the Ground Floor; on the First Floor is the Landing, a second Bedroom, Bathroom and Store Rooms. The property benefits from a Garage, gas central heating and double glazing.

There is a garden adjacent to the block paved driveway at the front of the property and at the rear a paved low-maintenance garden to the rear.

Council Tax C
Mains Gas & Electric
Mains Water
Mains Sewerage & Drains
Broadband in the area is FTTC
Mobile coverage.

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

<https://my.360picture.uk/tour/7-redfern-road>

LOCATION

Leave Stone by Stafford Street, at the Walton traffic island take the second exit onto the Eccleshall Road, second left onto Pirehill Lane and fourth right onto Redfern Road.

GROUND FLOOR

Entrance - 4' 6" x 2' 7" (1.39m x 0.81m) The property is entered via a double glazed uPVC door into a small but welcoming Entrance, with a neutral decor, a white ceiling with central light fitting and grey fitted carpet. There is a white wooden glazed door into the lounge.

Lounge - 17' 1" x 11' 9" (5.22m x 3.59m) The spacious Lounge has neutral wall covering and wall lights, a white ceiling with central light fitting, a double glazed window to the front aspect, an exposed brick chimney breast, TV connection point and grey fitted carpet. There is a door opening into the dining room and a door opening into the inner hallway.

Dining Room/Third Bedroom - 10' 6" x 7' 10" (3.21m x 2.4m) The Dining Room which could be used as a third bedroom has neutral walls with a picture rail and shelving, white ceiling with central light fitting, a single glazed window and door opening into the conservatory, a wall mounted central heating radiator and green fitted carpet.

Conservatory - 20' 4" x 7' 8" (6.22m x 2.36m) The Conservatory extends across the entire rear of the property and has been divided in two by a sliding door, it is constructed of brick half height walls covered with uPVC panels with double glazed units above and has a polycarbonate pitched roof, an electric light fitting, "French" doors



opening onto the garden and a porcelain tiled floor.

Kitchen - 13' 0" x 8' 3" (3.97m x 2.52m) The fitted Kitchen has half-height ceramic tiling with a wall covering above, a white ceiling and two fluorescent light fittings, dual aspect double glazed windows, and interior and exterior door and vinyl effect floor covering. There is a selection of wall and base units with a cream counter top inset with a stainless steel one-and-a half bowl sink, drainer and chrome mixer tap and spaces for appliances.

Bedroom - 12' 2" x 10' 6" (3.72m x 3.21m) The ground floor bedroom has a floral wall covering, a white ceiling with central pendant light fitting, windows opening into the conservatory and a green fitted carpet.

Wet-Room - 8' 7" x 4' 7" (2.64m x 1.42m) The ground-floor wet room has neutral walls with white half height tiling behind the wash hand basin and full height tiling in the shower area, a white ceiling with a flush light fitting, windows and an exterior door opening into the garage, a wall mounted central heating radiator and vinyl flooring. The sanitary ware comprises an electric shower, a wall mounted wash hand basin and a low-level WC with a push button flush.

Inner Hall - 4' 6" x 3' 0" (1.39m x 0.92m) The inner hallway has a neutral wall covering, a white ceiling with a central pendant light fitting, and green fitted carpet. There are doors opening into the lounge, bedroom, a storage cupboard, the wet room and stairs rising to the floor above.

FIRST FLOOR

Stairs & Landing - The Stairs rise to the Landing above, having matching decor, a white ceiling with central pendant light fitting, green fitted carpet and doors into the bedroom, bathroom and store room.

Bedroom - 14' 6" x 12' 7" (4.45m x 3.86m) The Bedroom has neutral decor, a white ceiling with two light fittings, a double glazed window to the front aspect, a wall mounted central heating radiator, a built-in cupboard and green fitted carpet. There is a door opening into a store room.

Bathroom - 10' 7" x 4' 7" (3.24m x 1.4m) The Bathroom has neutral walls, a white ceiling with central light fitting and a loft hatch giving access to the roof space, a double glazed window with obscured glass to the side aspect, a wall mounted central heating radiator, built-in storage cupboard and neutral vinyl floor covering. The white bathroom suite comprises a panel bath with chrome taps and hair wash facility and having white ceramic splash back, a white wall mounted wash hand basin and low-level close coupled WC with lever flush.

Store 1 - 17' 6" x 6' 1" (5.34m x 1.86m) The large storage room is entered from the bedroom, has pastel walls with a contrast border paper and wall lights, a white semi-vaulted ceiling, a double glazed window to the side aspect, eaves storage cupboards, a wall mounted central heating radiator, the wall mounted central heating boiler and fitted carpet. There is a door at the end of the storage room with a second storage cupboard.

Store 2 - 3' 11" x 2' 7" (1.21m x 0.81m) The Second Store is at the end of store 1 and has been fitted with a hanging rail and shelf.

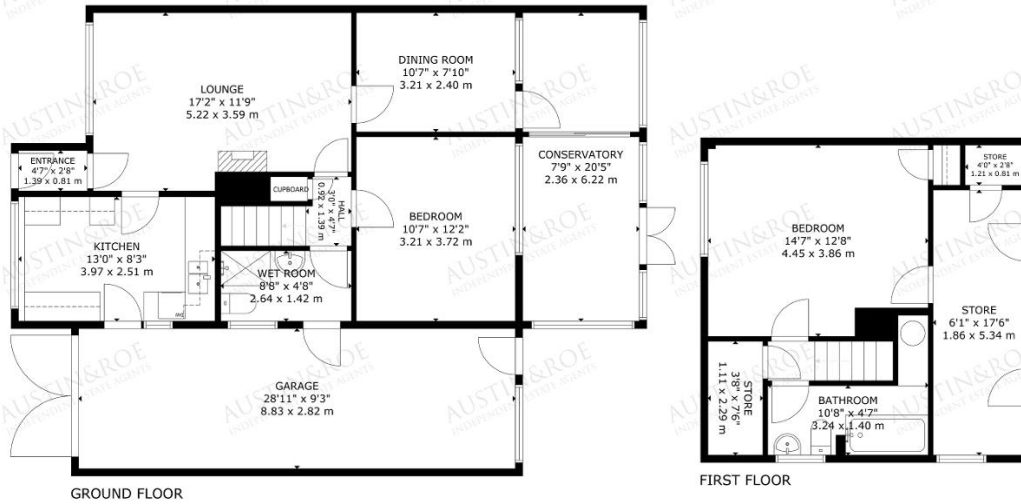
Store Room 3 - 7' 6" x 3' 7" (2.29m x 1.11m) The Third Storage area is at the top of the stairs and is eaves storage with a semi vaulted roof and storage.

EXTERIOR

Outside Areas - At the front of the property is a mature garden laid to shrubs and a block paved driveway. At the rear is a low maintenance garden with paved patio area, a shrubbery bed with a raised bed inside, random trees and shrubs, a full mature border and an Aviary at the back of the garage.

Garage - 28' 11" x 9' 3" (8.83m x 2.82m) The lean-to garage is attached to the house, had double wooden gates with perspex above, a part perspex roof to front with a solid roof to the rear, and a temporary structure at the end. The garage benefits from power, light and water.





GROSS INTERNAL AREA
TOTAL: 114 m²/1223 sq ft
GROUND FLOOR: 74 m²/794 sq ft, FIRST FLOOR: 40 m²/431 sq ft
EXCLUDED AREA: GARAGE: 25 m²/268 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

