



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

4 BEDROOM END TERRACED FOR SALE - GUIDE PRICE £230,000

RIVER VIEW MEWS, STAFFORD CLOSE, STONE, STAFFORDSHIRE, ST15 0LJ



## KEY FEATURES

- THREE STOREY FOUR BEDROOM TOWN HOUSE • PARKING TO THE FRONT • SPACIOUS LOUNGE • MODERN KITCHEN/DINER • STYLISH BATHROOMS • GAS CENTRAL HEATING & DOUBLE GLAZING • SOLD UNDER AUCTION TERMS • GOOD COMMUTER LINKS

## DESCRIPTION

**\*\* THIS PROPERTY IS BEING SOLD UNDER ONLINE AUCTION TERMS AND CONDITIONS \*\***

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £230,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Immediate "exchange of contracts" available  
Sold via "Secure Sale"

Austin & Roe have pleasure in offering For Sale this well presented Four Bedroom, Three storey Townhouse within walking distance to Stone Town Centre's comprehensive range of shops, amenities, public houses, restaurants and railway station.

The property comprises Entrance Hall, Lounge, Study, Guest Cloakroom and Kitchen/Diner on the Ground Floor; on the First Floor is the Landing, Two Bedrooms and Family Bathroom; on the Second Floor is Two Bedrooms and En-Suite Shower room. The property benefits from gas central heating and double glazing.

To the front of the property is a block paving parking area, to the rear is a fully enclosed low maintenance garden with 'Astro turf' lawn, a paved patio for alfresco dining and outdoor entertainment and a useful garden shed surrounded by wooden fencing.

Council Tax Band B  
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 or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/4-river-view-mews>

## LOCATION

From our office in Granville Square at the top of the High Street, take the right hand lane onto Christchurch Way, keep in the right hand lane turning right into Stafford Street, continue onto the left hand lane onto Stafford Road, continue past M&S and the Whitebridge Park entrance and turn into Stafford Close on your right, your destination will be on your left.

## GROUND FLOOR

**Entrance Hallway - 11' 6" x 7' 7" (3.52m x 2.34m)** The property is entered via a white composite glazed door into a welcoming Entrance Hall having grey decor, a white ceiling with central pendant light fitting, a wall mounted central heating radiator and neutral stone effect tiled flooring. There are doors opening into the Lounge, Study, Ground Floor WC and Kitchen Diner, with stairs rising to the First Floor.

**Lounge - 18' 9" x 9' 5" (5.72m x 2.89m)** The spacious Lounge has dark blue decor with contemporary paneling effect wall, a white ceiling with recessed spot lights and access hatch in to the roof space above, a double glazed window to the front aspect with wall mounted central



STONE

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

T: 01785 338 570

E: [sales@austinandroe.co.uk](mailto:sales@austinandroe.co.uk) | [lettings@austinandroe.co.uk](mailto:lettings@austinandroe.co.uk)

W: [www.austinandroe.co.uk](http://www.austinandroe.co.uk)

heating radiator below, TV Point and wooden laminate flooring. There are double glazed patio doors opening up in to the Garden.

**Study - 10' 4" x 8' 1" (3.17m x 2.47m)** The Study has grey decor with contemporary contrast wall, a white ceiling with central pendant light fitting, a double glazed dual aspect window to the front, with wall mounted central heating radiator below, TV Point and wooden laminate flooring. There is a door into the Hallway.

**Guest Cloakroom** - The Guest Cloakroom has grey decor, a white ceiling with central light fitting, extractor fan, a wall mounted central heating radiator and slate effect tiled flooring. The white sanitary ware comprises a vanity unit with white single bowl hand basin with chrome single lever mixer tap and tiled splash back and a low-level close coupled WC.

**Kitchen Diner - 13' 6" x 11' 11" (4.13m x 3.65m)** The Kitchen/Diner has neutral decor, a white ceiling with central light fitting, plumbing for a central heating radiator, a double glazed window to the rear aspect and a uPVC glazed doors opening onto the rear paved patio area and tiled stone effect floor. There is a selection of white wall and base units with grey granite effect countertops inset with a stainless steel one-and-a-half bowl sinks, drainer and chrome single lever mixer taps, space for a range cooker with extractor cooker hood above, spaces for a washing machine, dishwasher and fridge freezer. There is ample room for a table and four chairs.

**Garden** - To the rear of the property is a fully enclosed low maintenance garden with 'Astro turf' lawn, a paved patio for alfresco dining and outdoor entertainment and a useful garden shed surrounded by painted grey wooden fencing.

## FIRST FLOOR

**Bedroom 2 - 13' 6" x 10' 6" (4.13m x 3.21m)** Bedroom 2 has pale grey decor, white ceiling with central pendant light fitting, a double glazed window to the front aspect, exposed painted floorboards, power and TV connection.

**Bedroom 4 - 7' 10" x 8' 4" (2.4m x 2.55m)** Bedroom 2 has pale pink decor, white ceiling with central pendant light fitting, a double glazed window to the rear aspect, wooden flooring, power connection.

**Family Bathroom - 11' 3" x 5' 2" (3.44m x 1.59m)** The Family Bathroom has grey decor, half white tiling, white ceiling with central light fitting and extractor fan and geometric patterned floor tiles. The white bathroom suite comprises a paneled bath with chrome mixer taps and bracket for shower above, a pedestal wash hand basin, low-level WC and wall mounted chrome electric heated towel rail.

**Landing - 9' 4" x 7' 3" (2.85m x 2.23m)** The landing has pale grey decor, white ceiling with a central pendant light fitting, stairs to the second floor and grey fitted carpet. There are white paneled doors leading to Bedroom 2, Bedroom 4 and the Family Bathroom, a double glazed window with side aspect and a wall mounted central heating radiator.

## SECOND FLOOR

**Master Bedroom - 13' 5" x 9' 0" (4.11m x 2.76m)** The Master bedroom has white decor, white ceiling with central pendant light fitting, a double glazed window to the front aspect, exposed painted floorboards, power and TV connection and a door leading in to the En-suite.

**Bedroom 3 - 13' 6" x 8' 2" (4.12m x 2.49m)** Bedroom 3 has pale grey decor, white ceiling with central pendant light fitting, a double glazed window to the rear aspect, wooden flooring and power connection.

**En Suite - 10' 6" x 3' 10" (3.22m x 1.18m)** The contemporary En-Suite has white decor, full height white and grey tiling to the showering area, white ceiling with central light fitting and extractor fan and geometric patterned floor tiles. The sanitaryware comprises a walk in shower with black framed glass screen, black mixer fittings and a contemporary square shower head, a slab effect vanity unit with black hair pin legs and bowl sink, black mixer tap, low-level WC with push button flush and wall mounted black heated towel rail.

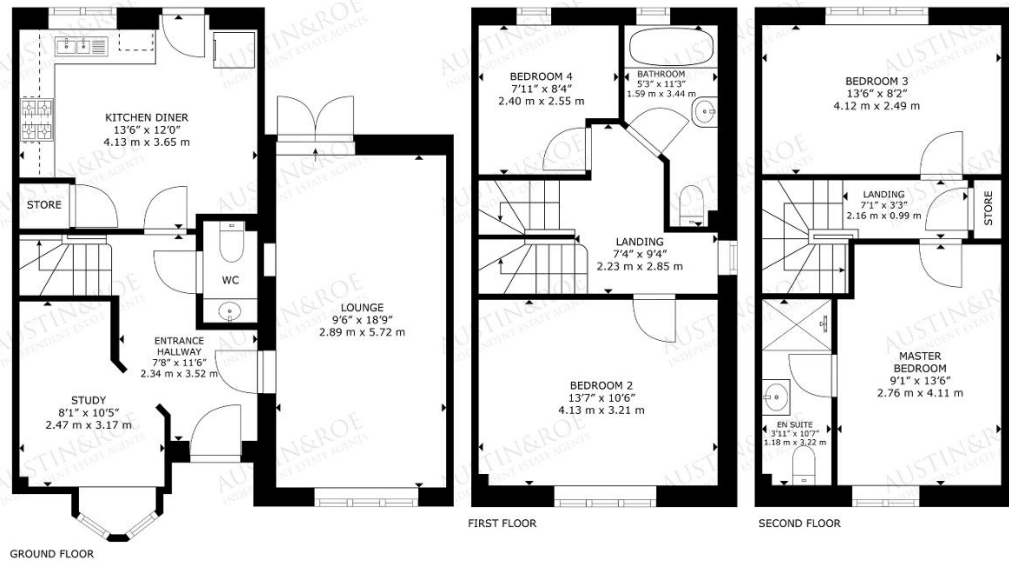
**Landing - 7' 1" x 3' 2" (2.16m x 0.99m)** The landing has grey decor, white ceiling with a central pendant light fitting and a ceiling hatch to provide access in to the roof space. There are white paneled doors leading to the Master Bedroom, Bedroom 3 and a store.

## EXTERIOR

**Outside Areas** - To the front of the property is a block driveway extending across the front and allowing parallel parking for two cars, a raised slate bed and border.

To the rear of the property is a fully enclosed low maintenance garden mainly laid to lawn with a paved patio for alfresco dining and outdoor entertainment, a garden shed on a second paved area, and the entire garden is surrounded by wooden fencing with a wooden side gate.





GROSS INTERNAL AREA  
 TOTAL: 116 m<sup>2</sup>/1,260 sq ft  
 GROUND FLOOR: 52 m<sup>2</sup>/560 sq ft, FIRST FLOOR: 32 m<sup>2</sup>/350 sq ft,  
 SECOND FLOOR: 32 m<sup>2</sup>/350 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ADDITIONAL PHOTOS



ADDITIONAL INFORMATION

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

**ENERGY EFFICIENCY**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		