



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM DETACHED FOR SALE - £420,000

GREEN LANE, ECCLESHALL, STAFFORDSHIRE, ST21 6BB



KEY FEATURES

- THREE BEDROOM DETACHED WITH GARAGE • DRIVEWAY FOR OFF-ROAD PARKING • SPACIOUS LOUNGE & DINING ROOM • FITTED KITCHEN • UTILITY/GARDEN ROOM • THREE DOUBLE BEDROOMS • STYLISH FAMILY BATHROOM • GAS CENTRAL HEATING AND DOUBLE GLAZING

STONE

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DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this Three Bedroom Detached Property with Garage, Driveway and gardens to front and rear, within walking distance of the centre of Eccleshall.

The property comprises Entrance Hall, Lounge, Dining Room, Kitchen, inner hall leading to Garden/Utility Room and Garage on the Ground Floor; on the First Floor is the Landing, Three Bedrooms and the Family Bathroom. The property benefits from gas central heating and double glazing.

At the front of the property is an established shrubbery garden with a block paved drive to the garage and having a turning point. To the rear is a fully enclosed mature garden laid to lawn with a paved patio area for alfresco dining and outside entertaining, a decked area, flower and shrubbery borders, gravel beds and a greenhouse.

Viewing is highly recommended.

Council Tax D

Mains Electric

Mains Gas

Mains Water

Mains Drains & Sewerage

Broadband FTTC

Mobile Coverage

<https://my.360picture.uk/tour/33-green-lane>

LOCATION

Take the A5013 (Stafford Road) out of Eccleshall at the top of the hill turn right onto Green Lane, your destination is on the right.

GROUND FLOOR

Entrance Hall - 10' 11" x 6' 11" (3.34m x 2.12m) The property is entered via wood effect uPVC glazed "French" doors with glazed side panels into an enclosed porch way with door wooden glazed door and glass panels opening into the welcoming Entrance Hall. The decor is neutral with a white ceiling having coved cornice and a flush light fitting, a wall mounted central heating radiator with wooden shelf above and neutral fitted carpet. There are doors opening into the lounge, kitchen, guest cloakroom and stairs rising to the landing above.

Lounge - 15' 11" x 13' 0" (4.87m x 3.98m) The spacious Lounge has neutral decor with a vibrant red contrast on the chimney breast which is fitted with up-lighters, a white ceiling with coved cornice and central light fitting, a large wooden double glazed window to the front aspect, skirting height central heating radiators to two walls, an impressive brick built fireplace inset with a gas fire and tiled hearth, a TV connection point and neutral fitted carpet. There is an archway into the dining room.

Dining Room - 17' 4" x 9' 4" (5.3m x 2.87m) The large impressive Dining Room has neutral walls, a white ceiling with twin flush light fittings and coved cornice, dual aspect double glazed window and glazed external door onto the rear paved patio area, a wall mounted central heating radiator and neutral fitted carpet. There is a door opening into the kitchen.

Kitchen - 13' 6" x 10' 0" (4.12m x 3.05m) The fitted Kitchen has full height ceramic tiling, with a pale blue tiled splash back, a white ceiling with a central four-lamp spot light unit, a double glazed window to the



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rear aspect, a wall mounted central heating radiator and porcelain floor tiles. There is a selection of full height, wall and base light beech units with a blue counter top having wooden trim, inset with a double stainless steel sink, drainer and chrome single lever mixer tap, a stainless steel five burner gas hob with matching extractor cooker hood above, an integrated dishwasher, fridge and built-in double oven and microwave. The countertop extends at one side to form a breakfast bar. There is a door opening into an inner passage with a large pantry, access to the garage and garden utility.

Garden Room/Utility - 14' 6" x 7' 11" (4.44m x 2.43m) The Garden Room Utility is constructed of half height brick walls topped with uPVC double glazed units, a uPVC double glazed door opening onto the paved patio area, a pitched polycarbonate roof and porcelain floor tiles. There is a selection of wooden base units with cream countertop inset with a double stainless steel sink, drainer and chrome mixer tap, plumbing for an undercounted washing machine and tumble dryer, space for an upright freezer and is fitted with ample plug sockets. There is a window into the garage.

Guest Cloakroom - 7' 0" x 4' 10" (2.15m x 1.48m) The Guest Cloakroom is conveniently situated by the front door and has light wood half height paneling topped with neutral wall covering, matching paneling to the ceiling with a central flush light fitting, a double glazed window with obscured glass to the front aspect and neutral porcelain floor tiles. The white sanitary ware comprises a light wood vanity unit inset with a wash hand basin and a chrome single lever mixer tap. hidden cistern low-level WC with push button flush and a heated chrome towel rail/radiator.

FIRST FLOOR

Stairs & Landing - 10' 7" x 10' 3" (3.23m x 3.13m) The Stairs rise to the floor above with white decor, a wooden balustrade, white ceiling having recessed spotlights, coved cornice and a loft hatch giving access to the roof space, a double glazed window to the front aspect a large double storage cupboard with double doors and neutral fitted carpet. There are doors opening into the three bedrooms an airing cupboard and family bathroom.

Bedroom 1 - 13' 9" x 9' 5" (4.22m x 2.89m) The First Bedroom has neutral decor, a white ceiling with recessed spot lights and coved corniced, a double glazed window to the front aspect with a wall mounted central heating radiator below, fitted wardrobes to one wall and neutral fitted carpet.

Bedroom 2 - 12' 5" x 9' 6" (3.8m x 2.91m) The Second Bedroom is currently used as an office, has neutral decor, a white ceiling with recessed spotlights and coved cornice, dual aspect windows, a wall mounted central heating radiator and neutral fitted carpet.

Bedroom 3 - 9' 6" x 9' 5" (2.9m x 2.89m) The Third Bedroom has neutral decor, a white ceiling with reed spotlights and coved cornice, a double glazed window to the front aspect with a wall mounted central heating radiator below and neutral fitted carpet

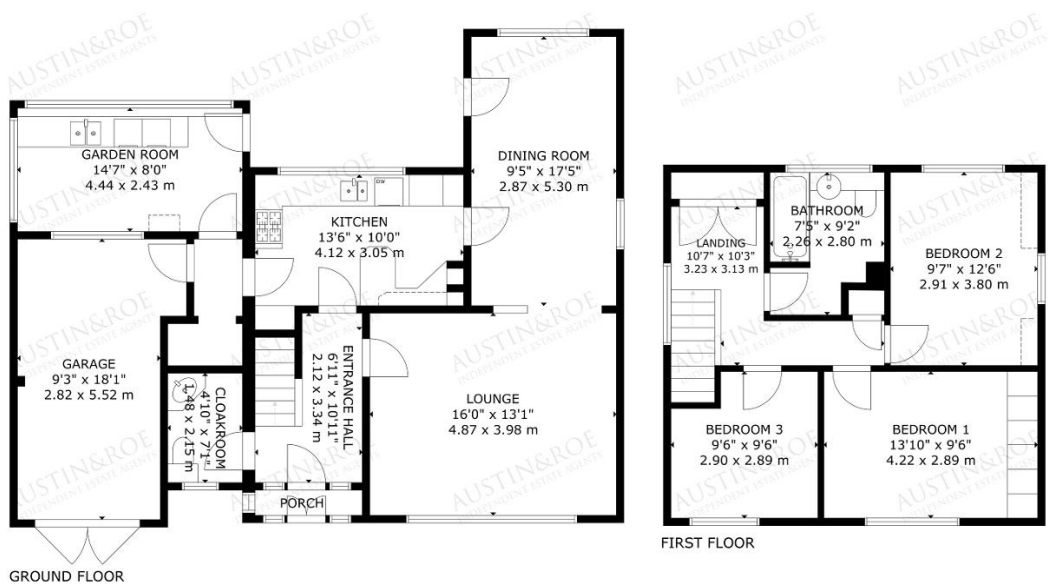
The Family Bathroom - 9' 2" x 7' 4" (2.8m x 2.26m) The modern Family Bathroom has white decor with half height ceramic tiling with contemporary borders and random pattern (full height in the bathing area), a white ceiling with recessed spotlights, a double glazed window with obscured glass to the rear aspect and dark grey porcelain floor tiles. There white bathroom suite comprises a double ended shower bath with chrome mixer taps, a power shower and glass shower screen, a light wood vanity unit inset with a wash hand basin and chrome single lever mixer tap, a hidden cistern low-level WC with a push button flush and a chrome heated towel rail/radiator.

EXTERIOR

Outside Area - At the front of the property is a dwarf wall with opening onto the block paved drive with turning point, mature shrubbery beds and borders to both sides with hedge and fencing. To the rear is a fully enclosed garden laid to lawn with pave patio area for alfresco dining and outdoor entertainment, mature beds, a raised decked area part way around the house, a paved pathway and greenhouse.

Garage - 18' 1" x 9' 3" (5.52m x 2.82m) The Garage benefits from double opening doors, power and lighting.





GROSS INTERNAL AREA
TOTAL: 123 m²/1,331 sq ft
GROUND FLOOR: 74 m²/800 sq ft, FIRST FLOOR: 49 m²/531 sq ft
EXCLUDED AREA: GARAGE: 16 m²/176 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

