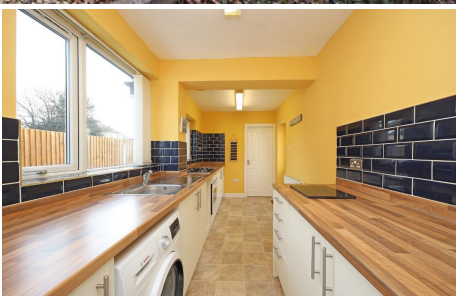




AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM DETACHED FOR SALE - £265,000

THE FILLYBROOKS, STONE, STAFFORDSHIRE, ST15 0DL



## KEY FEATURES

- 3 BEDROOM DETACHED HOUSE • CONTEMPORARY BATHROOM • SPACIOUS LIVING AND DINING AREAS •
- DRIVEWAY WITH PARKING FOR MULTIPLE CARS • WELL PRESENTED KITCHEN • LARGE FULLY ENCLOSED
- REAR GARDEN • GOOD COMMUTER LINKS • NO CHAIN

STONE

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

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## DESCRIPTION

Austin & Roe are delighted to bring to the Sales Market this contemporary Three Bedroom Detached House with driveway for multiple vehicles, close to local amenities and with easy access to the Motorway Network via the M6.

The Property comprises an Entrance Hall, Living Room, Dining Room, Kitchen, Guest WC and Garage on the ground floor; on the first floor is the Landing, Three Bedrooms and Family Bathroom.

At the front of the Property is a 'Tarmacadam' driveway, with a further gravelled area providing off road parking for multiple vehicles, and a border of mature shrubbery, enclosed by well maintained timber fencing. To the rear of the Property is a fully enclosed low maintenance garden, with a paved patio for alfresco dining and entertaining, a large lawn and a further raised seating area to the rear of the garden, enclosed by timber fencing adding privacy.

The Council Tax Band is C  
Mains Gas & Electric  
Mains Water, Drainage and Sewerage  
Broadband FTTC  
Mobile Phone 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/72-the-fillybrooks>

## LOCATION

From our Stone Office follow Radford St/A520 towards Christchurch Way, take a slight right on to Christchurch Way, continue ahead on to Stafford Road, at the Walton Roundabout, take the 4th exit onto Stone Rd/The Filly brooks/A34, the Property will be on your right.

## GROUND FLOOR

**Entrance Hall - 3' 11" x 4' 1" (1.21m x 1.26m)** The Property is entered through a red composite door into the Entrance Hall, which has dark blue décor, a white ceiling with central pendant light fitting, a wall mounted central heating radiator and a neutral fitted carpet.

**Living Room - 13' 1" x 14' 11" (3.99m x 4.55m)** The Contemporary Living Room is light and airy, featuring pale grey décor, pale grey fitted carpets, a white ceiling with central pendant light fitting. There is a double glazed bay window to the front aspect with chrome curtain rail, and a cozy feature stone clad fireplace inset with log burning stove and granite hearth, giving the room lots of character.

**Dining Room - 9' 8" x 9' 7" (2.95m x 2.93m)** The Dining Room has pale grey décor, pale grey fitted carpet, a white ceiling with central pendant light fitting, double glazed sliding patio doors to the garden and a wall mounted central heating radiator.

**Kitchen - 18' 0" x 6' 4" (5.5m x 1.95m)** The Kitchen has yellow décor, a white ceiling with two central strip lights, two double glazed windows to the side aspect, a wall mounted central heating radiator and sand stone coloured ceramic floor tiles.

There is a range of white base units with a wood effect countertop inset with a stainless steel sink with chrome mixer tap and a stainless steel gas hob. There is an integrated gas oven and space for a washing machine. A door opens in to the Pantry.



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**Guest Cloakroom - 6' 4" x 3' 10" (1.95m x 1.18m)** The Guest Cloakroom has pale pink décor with one feature décor wall, a white ceiling with central light fitting, half height pale stone effect ceramic wall tiles, a wall mounted central heating radiator and pale stone effect floor tiles. The white sanitaryware consists of a corner vanity unit with inset sink and chrome taps, an a close coupled WC with push button flush.

**Garage - 16' 1" x 8' 0" (4.92m x 2.46m)** The useful Garage is of concrete construction with pebble dash finish, it sits in the garden, with a metal up and over door and double glazed window.

FIRST FLOOR

**Stairs and Landing - 7' 4" x 7' 0" (2.24m x 2.15m)** The Stairs rise from the Entrance Hall, with dark blue décor, a white handrail and neutral fitted carpet.  
The Landing has neutral décor, a white ceiling with central light fitting and neutral fitted carpet. Doors open in to the three Bedrooms and the Family Bathroom.

**Bedroom 1 - 15' 2" x 10' 4" (4.64m x 3.15m)** Bedroom 1 has neutral décor, a white ceiling with pendant light fitting, a double glazed bay window to the front aspect with a wall mounted central heating radiator below, fitted wardrobes and neutral fitted carpet.

**Bedroom 2 - 8' 6" x 9' 8" (2.6m x 2.97m)** Bedroom 2 has pale blue décor with one feature 'sun' patterned wall, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator and neutral fitted carpet.

**Bedroom 3 - 7' 4" x 6' 7" (2.24m x 2.03m)** Bedroom 3 has pale blue décor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator and neutral fitted carpet.

**Family Bathroom - 5' 6" x 8' 1" (1.7m x 2.48m)** The contemporary Family Bathroom benefits from full height white brick effect wall tiles with contrasting grout, with a feature hexagonal marble effect tile behind the bathing area, a white ceiling with recessed spot lights and ceiling hatch to the roof space above, a full height storage cupboard, a wall mounted heated towel rail and wood effect flooring. The bathroom suite consists of a Whirlpool spa bath with jets and lighting with black mixer taps and a black mains fed shower above with glass screen. There is a vanity unit housing the wash hand basin with black mixer tap and a close coupled WC with concealed cistern.

EXTERIOR

**Outside Spaces -** At the front of the Property is a 'Tarmacadam' driveway, with a further gravelled area providing off road parking for multiple vehicles, and a border of mature shrubbery, enclosed by well maintained timber fencing. To the rear of the Property is a fully enclosed low maintenance garden, with a paved patio for alfresco dining and entertaining, a large lawn and a further raised seating area to the rear of the garden, enclosed by timber fencing adding privacy.







ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		