



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

5 BEDROOM SEMI-DETACHED FOR SALE - £375,000

ST MICHAELS MOUNT, STONE, STAFFORDSHIRE, ST15 8PZ



KEY FEATURES

- 5 BEDROOM SEMI-DETACHED HOUSE • SPACIOUS LIVING AREAS • MASTER BEDROOM WITH EN-SUITE • DRIVEWAY WITH GARAGE • WALKING DISTANCE OF TOWN CENTRE • GOOD COMMUTER LINKS • GAS CENTRAL HEATING • NO CHAIN

DESCRIPTION

Austin & Roe are delighted to bring to the Sales Market this Five Bedroom Semi-Detached Family House with garage and driveway in a popular location within walking distance of the Market Town of Stone, the Station, Reputable Schools and many local amenities including the Leisure Centre, Marks & Spencer's Food Hall and supermarkets. Within easy reach of the M6 and motorway network.

The property comprises an Enclosed Porch in to the Entrance Hall, Living Room, Breakfast Room, Dining Room, Kitchen, Utility with Guest Cloakroom, and Garage on the Ground Floor and on the First Floor, The Landing, Master Bedroom with En-Suite Bathroom, Four Further Bedrooms and Family Bathroom. The Property benefits from Gas Central Heating and Double Glazing.

At the front of the Property is a block paved driveway for two cars with beech hedging, leading to a raised garden area with lawn, mature shrubby borders and curved brick steps leading to the Entrance Porch.

To the rear is the fully enclosed Garden, with raised patio area for alfresco dining and outdoor entertaining, a lawn and a variety of brick built raised flower beds with mature hedging to the rear providing privacy.

Council Tax Band C
Mains Electric & Gas
Mains Water, Drains & Sewerage
Broadband FTP
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/33-saint-michaels-mount>

LOCATION

From Stone Town Centre, take the Lichfield Road B5027 and continue passed the Cricket Club, turn left on to St. Michaels Mount, follow the road around to the right, the Property is on the left.

GROUND FLOOR

Entrance Hallway - 10' 9" x 6' 5" (3.3m x 1.97m) The property is entered via an enclosed glazed porch through to a black composite glazed front door with obscured leaded glass panels into the Entrance Hall with white decor, a white ceiling with central pendant light fitting, a wall mounted central heating radiator and doors in to the Living Room, Breakfast Room and Dining Room, neutral fitted carpet and stairs rising to the floor above.

Living Room - 24' 8" x 10' 10" (7.52m x 3.32m) The spacious Living Room has white walls, a white ceiling with two pendant light fittings, double glazed windows to both the front and rear aspects, two wall mounted central heating radiators, a stone fireplace inset with a coal effect gas fire, a TV connection point and neutral fitted carpet.

Breakfast Room - 11' 0" x 7' 7" (3.36m x 2.32m) The Breakfast Room has grey decor with white ceiling and recessed spot lights, a double glazed window to the rear aspect, a wall mounted radiator, red and beige quarry tiled floor and a large opening through to the Kitchen.

Kitchen - 17' 4" x 8' 0" (5.3m x 2.46m) The Kitchen has grey decor, white ceiling with recessed spot lights, a double glazed window to the



rear aspect and slate effect tiled floor.

There is a selection of Oak wall and base units with granite effect countertop and matching splash backs, inset with a white Belfast sink and chrome dual lever mixer tap, a stainless steel Range cooker with gas hob and extractor above and space for a dishwasher.

Dining Room - 12' 6" x 8' 0" (3.82m x 2.46m) The Dining Room has white decor with white ceiling and a central pendant light fitting. A double glazed bay window to the front aspect, a wall mounted central heating radiator, TV connection and neutral fitted carpet.

Utility - 11' 10" x 7' 6" (3.61m x 2.31m) The Utility has white decor with white ceiling and central light fitting, a double glazed window and door to the rear aspect, a slate tiled floor and doors leading in to the Ground Floor WC and The Garage. There are white base units with inset Belfast Sink and Chrome taps, the Boiler is also housed here.

Ground Floor Cloakroom - 5' 3" x 6' 1" (1.61m x 1.87m) The Ground Floor Cloakroom has white decor with white ceiling and central light fitting, slate effect tiled flooring and white sanitaryware consisting of a wall mounted corner wash hand basin with chrome taps, and a close coupled WC with lever handle flush.

Garage - 15' 8" x 8' 8" (4.78m x 2.65m) Down two steps from the Utility Room in to the Garage, which has exposed brick and block walls, concrete floor, exposed wooden ceiling with central florescent light fitting and a metal up and over garage door. There are power points and wall mounted storage units.

FIRST FLOOR

Stairs and Landing - 13' 6" x 3' 2" (4.14m x 0.97m) The Stairs and Landing have white decor with white ceiling and two pendant light fittings, a white ceiling hatch to the roof space above and neutral fitted carpet. There are doors in to The Master Bedroom, Three further Bedrooms and the Family Bathroom.

Master Bedroom - 15' 6" x 10' 6" (4.74m x 3.22m) The Master Bedroom has white decor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with a wall mounted radiator below, power and TV connection and neutral fitted carpet. A door opens in to the En-Suite.

En Suite - 10' 6" x 6' 3" (3.22m x 1.92m) The En-Suite Bathroom has full height grey and beige tiled walls with a feature patterned tile at half height, a white ceiling with recessed spot lights, a double glazed obscured glass window to the rear aspect, a wall mounted heated towel rail and wood effect vinyl flooring. The Sanitaryware consists of a white roll top bath with chrome claw feet and a chrome mixer tap with shower attachment, a curved shower with glass screen and electric power shower fittings, a white pedestal wash hand basin with chrome taps and a white close coupled WC with lever flush.

Bedroom 2 - 15' 11" x 10' 6" (4.86m x 3.21m) Bedroom 2 has white decor, a white ceiling with central pendant light fitting, two double glazed windows to the front aspect with a wall mounted radiator below, power and TV connection, a double fitted wardrobe and neutral fitted carpet.

Bedroom 3 - 10' 11" x 11' 6" (3.33m x 3.51m) Bedroom 3 has white decor, a white ceiling with central pendant light fitting, a double glazed windows to the rear aspect with a wall mounted radiator below, power and TV connection and neutral fitted carpet.

Cot Room / Home Office - 6' 7" x 6' 0" (2.02m x 1.84m) The Cot Room / Office has white decor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect, a wall mounted radiator, power and TV connection and neutral fitted carpet.

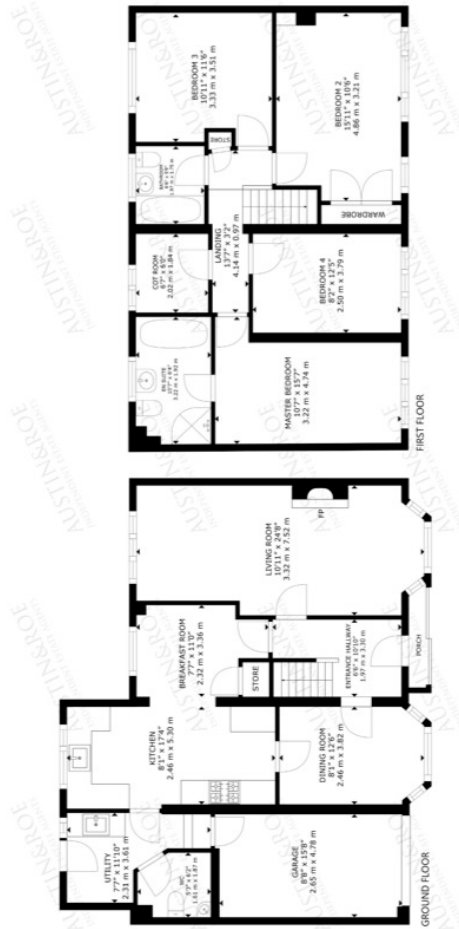
Family Bathroom - 6' 5" x 5' 8" (1.97m x 1.75m) The Family Bathroom has full height pale green and beige tiled walls with a feature patterned tile at half height, a white ceiling with central light fitting, a double glazed obscured glass window to the rear aspect, a wall mounted central heating radiator and stone effect vinyl flooring. The Sanitaryware consists of a white panel bath with chrome mixer tap and shower attachment, a white pedestal wash hand basin with chrome taps and a white close coupled WC with lever flush.

EXTERIOR

Outside Spaces - At the front of the Property is a block paved driveway for two cars with beech hedging, leading to a raised garden area with lawn, mature shrubbery borders and curved brick steps leading to the Entrance Porch.

To the rear is the fully enclosed Garden, with raised patio area for alfresco dining and outdoor entertaining, a lawn and a variety of brick built raised flower beds with mature hedging to the rear providing privacy.





GROSS INTERNAL AREA: 76 m² (819 sq ft)
 GROUND FLOOR: 73 m² (778 sq ft) | FIRST FLOOR: 76 m² (819 sq ft)
 EXCLUDED AREA: GARAGE: 12 m² (129 sq ft)
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		