



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM END TERRACED FOR SALE - £235,000

TAVERNERS DRIVE, STONE, STAFFORDSHIRE, ST15 8QE



KEY FEATURES

• THREE BEDROOM END TERRACE • GARAGE AND PARKING ON DRIVE • SPACIOUS LOUNGE • FORMAL DINING AREA • CONSERVATORY • FITTED KITCHEN • FAMILY SHOWER ROOM • FULLY ENCLOSED REAR GARDEN

DESCRIPTION

Austin & Roe are pleased to offer For Sale this immaculately presented Three Bedroom End Terrace with Garage and driveway, within walking distance of the Town, Station, local amenities and local hostellers.

The property comprises an Entrance Hall, Lounge, Dining Room, Conservatory and Kitchen on the Ground Floor; on the First Floor is the Landing, Three Bedroom and Family Shower Room. The property benefits from gas central heating and double glazing.

At the front of the property is a paved path with a low maintenance garden with mature shrubs and a shrubbery border. To the rear is a fully enclosed garden with two paved patio areas for alfresco dining and outdoor entertaining, a lawn with borders, gravel areas and a wooden shed.

Council Tax Band C
Mains Gas & Electric
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/15-taverners-drive>

LOCATION

Leave Stone on the Lichfield Road, turn left after the Three Crowns Pub and turn left again you will find the property at the end of the road.

GROUND FLOOR

Entrance - 3' 9" x 3' 7" (1.15m x 1.11m) The property is entered through a glazed composite door with leaded lights and an open storm canopy above, into a small but welcoming Entrance Hall with cream decor, a white ceiling having a central light fitting, a wall mounted central heating radiator with ornate white cover and wooden laminate flooring. There is a door opening into the lounge and stairs rising to the floor above.

Lounge - 13' 5" x 12' 3" (4.1m x 3.75m) The spacious Lounge has cream decor, a white ceiling with a central pendant light fitting, a double glazed bow window with leaded glass having a wall mounted central heating radiator with white ornamental cover, a white fireplace with cream marble backing and hearth inset with a coal effect gas fire, an understair storage cupboard, TV connection point and wood effect flooring. There is an archway through to the formal dining area.

Dining Room - 9' 7" x 7' 9" (2.94m x 2.38m) The Dining Room has cream decor, a white ceiling with coved cornices and a central light fitting, a wall mounted central heating radiator with white ornate cover, double glazed patio doors into the conservatory and wood effect flooring. There is a door opening into the kitchen.

Conservatory - 9' 9" x 7' 9" (2.98m x 2.38m) The Conservatory is of uPVC construction with glazed panels to two sides and an exposed brick wall, "French" doors onto the paved patio area, a vaulted polycarbonate roof and central fan light fitting and wood effect



flooring.

Kitchen - 9' 2" x 7' 7" (2.8m x 2.33m) The Kitchen has cream walls, a white ceiling with three lamp spotlight unit, a double glazed window fitted with vertical to the rear aspect, white porcelain floor tiles. There is a selection of cream wall and base units fitted with granite effect countertops and uplands inset with a cream composite one-and-a-half bowl sink, drainer and chrome mixer taps, a four burner stainless steel gas hob with oven below and an extractor cooker hood above, space and plumbing for a washing machine and space for a fridge-freezer.

FIRST FLOOR

Stairs & Landing - 5' 11" x 2' 11" (1.81m x 0.91m) The Stairs rise with a quarter turn to the Landing above and has cream decor, a white ceiling with coved cornices and central pendant light fitting and loft hatch giving access to the roof space, a double glazed window fitted with vertical blinds to the side aspect and striped fitted carpet. There are doors opening into the three bedrooms and family bathroom.

Bedroom 1 - 12' 3" x 11' 2" (3.75m x 3.41m) The First Bedroom has cream decor, a white ceiling with central pendant light fitting and coved corniced, a double glazed window to the front aspect with a wall mounted central heating radiator below and neutral fitted carpet. There is a Walk-in-Wardrobe 4'-11" x 3'-2" with extractor and wall mounted radiator, fitted with rails and shelving and an airing cupboard and wood effect flooring.

Bedroom 2 - 9' 4" x 7' 11" (2.87m x 2.43m) The Second Bedroom is currently used as an office and has cream decor, a white ceiling with coved cornices and a central pendant light fitting, a double glazed window fitted with vertical blinds to the rear aspect with a wall mounted central heating radiator below and neutral fitted carpet

Bedroom 3 - 7' 11" x 6' 0" (2.43m x 1.85m) The Third Bedroom has pale grey walls, a white ceiling with coved cornices and a central pendant light fitting, a double glazed window fitted with vertical blinds to the rear aspect with a wall mounted central heating radiator below and a neutral fitted carpet.

Shower Room - 6' 4" x 5' 9" (1.94m x 1.76m) The modern Family Shower Room has pale grey walls with full height grey and textured grey tiles in the showering area and behind the vanity unit, a white ceiling with recessed spotlights and an extractor fan, a grey vertical heated towel rail/radiator and grey wood effect tiles. The white sanitary ware comprises a mains fed shower with both "raindrop" and standard shower heads, a vanity unit inset with a wash hand basin with a chrome single lever mixer tap and a low-level close coupled WC with a push button flush.

EXTERIOR

Outside Areas - The property is at the end of a cut-de-sac with a paved path to the front of the property which extends down the side and across the front to the entrance. There is a feather board fence to one side with a border of shrubs and to the other is a low maintenance garden with a paved area and shrubbery bed. To the rear is a fully enclosed private garden with paved patio areas for alfresco dining and outdoor entertaining, gravel and shale areas, a garden shed and a pristine lawn surrounded by mature well stocked borders.

Garage - The Garage is the middle one with driveway, an up-and-over door and benefiting from light and power.





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		