



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM SEMI-DETACHED FOR SALE - £195,000

GREEN LANE, WHITGREAVE, STAFFORD, STAFFORDSHIRE, ST18 9SR



## KEY FEATURES

• THREE BEDROOM SEMI DETACHED • OFF-ROAD PARKING • OPEN PLAN LOUNGE/DINER • KITCHEN • CONVERTED GARAGE • FAMILY BATHROOM • OIL FIRED HEATING & SOME DOUBLE GLAZING • SMALL VILLAGE

STONE

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## DESCRIPTION

Austin & Roe are pleased to bring to the Sales Market this Three Bedroom Semi Detached property with ample off parking in a semi-rural village of Whitgreave close to Stafford. The property requires renovation to bring it back to its former glory and with a little love could be wonderful property with outstanding views over open countryside.

The property comprises an Entrance Hall, open plan Lounge and Dining Areas, Kitchen and converted garage on the first floor; on the first floor is the Landing, Three Bedrooms and Family Bathroom. The property benefits from oil fired central heating (needs attention) and double glazing.

At the front of the property is a garden with drive to the converted garage which extends across to the front entrance, a garden laid to lawn on one side with trees and shrubs and a border on the other side, a path down the side of the property the rear garden, which again is laid to lawn.

Council Tax Band B  
Mains Electric  
No Gas  
Mains Water.  
Shared Septic Tank  
Broadband in are not fitted  
Mobile Coverage  
Low risk of flooding

You can view the Virtual Tour of this property on our website, rightmove, On The Market and the internet by typing the following link into your browser:

<https://my.360picture.uk/tour/3-green-lane>

## LOCATION

Leave Stone via the A34 South, continue to the Whitgreave village turning right onto Whitgreave lane, at the junction of March Lane and Green Lane turn left into Green Lane and the property is on the left.

## GROUND FLOOR

**Entrance Hall - 14' 0" x 3' 0" (4.27m x 0.93m)** The property is entered via an open porch into the Entrance Hall, neutrally painted with a white ceiling and pendant light fitting, a wall mounted central heating radiator with a shelf above. The hall continues round the corner and there is a double glazed window, a door into an under stair cupboard and there are 'Marley' tiles on the floor. There are doors into the lounge, kitchen, under stair storage cupboard and stairs rise to the floor above.

**Lounge Area - 13' 6" x 13' 3" (4.12m x 4.06m)** The Lounge Area has neutral decor, a white ceiling with central pendant light fitting, a single glazed window with a wall mounted central heating radiator below to the front aspect, a fireplace with damaged tiles, and neutral 'Marley' floor tiles. The lounge opens at one end into the dining area.

**Dining Area - 11' 4" x 8' 9" (3.46m x 2.68m)** The Dining Area has matching neutral decor, a white ceiling with central pendant light fitting, a serving hatch into the kitchen, a single glazed window to the rear aspect with a central heating radiator below and 'Marley' floor tiles.

**Kitchen - 14' 0" x 8' 6" (4.28m x 2.6m)** The Kitchen has neutral decor,



a white ceiling with a flush light, a single glazed window looking onto the garden, an exterior door to the side aspect, the floor tiles have been removed as has the kitchen units leaving a sink unit with a stainless steel sink, drainer and chrome taps, and the floor standing oil central heating boiler (which needs attention).

**Converted Garage - 16' 4" x 8' 0" (5m x 2.44m)** The Garage doors have been removed and been replaced with a single door, a large window has been added to the side aspect. There is power and lighting in the garage.

## FIRST FLOOR

**Stairs & Landing - 12' 3" x 2' 11" (3.74m x 0.89m)** The Stairs rise with two quarter turns from the entrance hall to the Landing above with white rang-style balustrade, neutral walls and a white ceiling with pendant light fitting and loft hatch giving access to the roof space, a single glazed window to the side aspect and fitted carpet. There are doors opening into the bedrooms and the family bathroom.

**Bedroom 1 - 13' 5" x 28' 10" (4.11m x 8.8m)** The First bedroom has a central light fitting, a double glazed window with a central pendant light fitting, a door opening into an airing cupboard allowing passage into the bathroom.

**Bedroom 2 - 12' 7" x 8' 11" (3.84m x 2.74m)** The Second Bedroom has a pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below.

**Bedroom 3 - 11' 10" x 7' 11" (3.63m x 2.43m)** The Third Bedroom (box room) has a pendant light fitting, a double glazed window with a wall mounted central hearing radiator below.

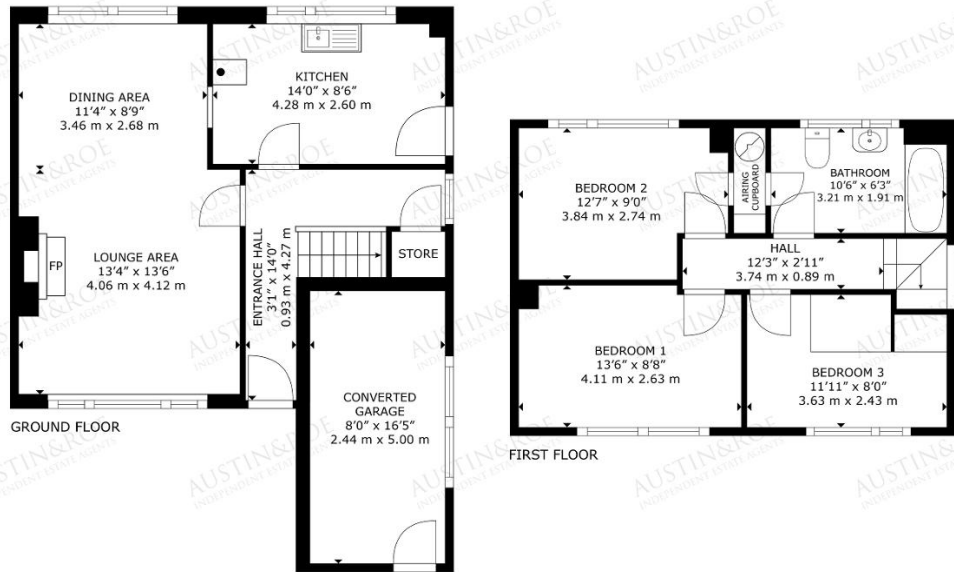
**Family Bathroom - 10' 6" x 6' 3" (3.21m x 1.91m)** The Family Bathroom has a central light fitting, a double glazed window with obscured glass, a wall mounted and a central heating radiator. The white bathroom suite comprises a bath with chrome taps, a pedestal wash hand basin with chrome taps and a low-level WC with lever flush. There is a door into the airing cupboard which allows entry into the second bedroom.

## EXTERIOR

**Outside Areas -** At the front of the property is a garden laid to lawn with trees and shrubs, a concrete driveway to the converted garage which extends across to the front entrance, a wide border with shrubs to the other side of the drive and a pathway that runs along the side of the property giving access to the rear garden.

To the rear is a garden laid to lawn with shrubs and trees which has views beyond.





GROSS INTERNAL AREA  
 TOTAL: 104 m<sup>2</sup>/1,122 sq ft  
 GROUND FLOOR: 49 m<sup>2</sup>/527 sq ft, FIRST FLOOR: 43 m<sup>2</sup>/462 sq ft  
 EXCLUDED AREA: CONVERTED GARAGE: 12 m<sup>2</sup>/133 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

