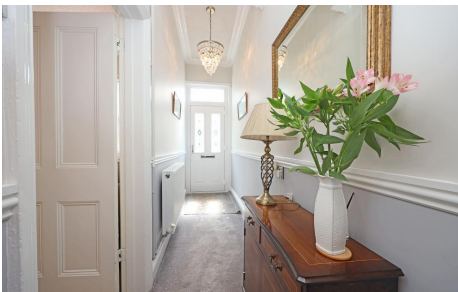




AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

2 BEDROOM END TERRACED FOR SALE - £249,950

LICHFIELD STREET, STONE, STAFFORDSHIRE, ST15 8NB



## KEY FEATURES

- TWO BEDROOM END TERRACE • SPACIOUS LOUNGE • OPEN-PLAN MODERN KITCHEN DINER • STYLISH BATHROOM • GAS CENTRAL HEATING AND DOUBLE GLAZING • ENCLOSED REAR GARDEN • TOWN LOCATION • CLOSE TO LOCAL AMENITIES

## DESCRIPTION

Austin & Roe are pleased to offer For Sale this Two Bedroom End Terraced Property within walking distance to Stone Town Centre's comprehensive range of shops, amenities, public houses, restaurants and railway station.

The property comprises an Entrance Hall, Lounge, Kitchen opening up in to the Dining Room on the Ground Floor: on the First Floor is the Landing, two double bedrooms, Office Space/Nursery and Family Bathroom. The property benefits from gas central heating and double glazing.

At the rear is a fully enclosed terraced garden with a blue brick paved yard area, stepping up to a lawn with borders of mature plants and shrubs, a greenhouse, and a paved area with a wooden summerhouse and seating area for alfresco dining and outdoor entertainment.

Council Band B  
Mains Electric  
Mains Gas  
Main Water  
Mains Drains & Sewers  
Broadband FTTC  
Mobile Coverage  
Low Risk of Flooding  
Car Parking at Rear

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/18-lichfield-street>

## LOCATION

Take the Lichfield Road B5027 out of Stone, the property is the first terraced house on the left.

## GROUND FLOOR

**Entrance Hall - 15' 5" x 3' 1" (4.71m x 0.95m)** The property is entered through a blue glazed uPVC door into the Hallway. The Hallway has neutral decor, with a white dado rail and ornate period plaster archway, The ceiling is neutrally decorated with a central pendant light, decorative white coved cornices, a wall mounted central heating radiator, white painted four panel doors lead to the Lounge, Store and Dining Room. Power and Phone points.

**Lounge - 12' 2" x 11' 1" (3.71m x 3.39m)** The Lounge has neutral decor, white painted skirting and picture rail. A double glazed window to the front aspect, a neutral textured covered ceiling with coved cornices, central pendant light fitting, wall mounted central heating radiator, neutral fitted carpet, stone effect gas fireplace and hearth, and a built in painted cupboard to the chimney breast alcove, with power and TV points.

**Dining Room - 14' 5" x 9' 9" (4.41m x 2.99m)** The Dining Room is open to the Kitchen, with neutral decor, white painted skirting and picture rail. A double glazed window to the rear aspect, a neutral textured covered ceiling with central pendant light fitting and ornate ceiling rose, wall mounted central heating radiator, neutral fitted carpet, a wood burning stove with slate hearth in the open chimney recess and power and TV points. A white painted four panel door leads to the stairs.



**Kitchen - 15' 11" x 6' 8" (4.86m x 2.05m)** From the Dining Room through a square arch in to the modern Kitchen, which has neutral decor, a white ceiling with recessed spot lights, three double glazed windows with views of the courtyard, and a door through to the Utility. The Kitchen is fitted with a range of cream shaker style wall and floor units with feature curved end units, granite effect work surfaces with upstand, tiled splash back, inset grey sink and drainer with chrome mixer tap, integrated oven, electric hob with extractor above, dishwasher and fully tiled floor.

**Utility - 9' 6" x 7' 3" (2.92m x 2.23m)** The bright and welcoming Utility has neutral decor with white ceiling and central light fitting, white skirting and fully tiled floor, a wall mounted central heating radiator, An granite effect countertop with space for a washing machine, tumble dryer and fridge freezer. A white painted door leads in to the ground floor WC and a double glazed window and door lead in to the courtyard and garden.

**Ground Floor WC - 6' 8" x 2' 7" (2.05m x 0.79m)** The ground floor WC has neutral decor, a white ceiling with central light fitting and mid height white porcelain tiles and a wall mounted central heating radiator. The white sanitary ware comprises a pedestal basin with chrome single lever mixer tap and a WC with push button flush. A double glazed obscured glass window to the side aspect.

## FIRST FLOOR

**Stairs and Landing - 13' 9" x 2' 10" (4.21m x 0.88m)** The enclosed Stairs are neutrally decorated, with dado rail and wooden hand rail, neutral fitted carpet, a white ceiling with pendant light fitting and obscured glass roof window, a wall mounted central heating radiator and wall light.

**Bedroom 1 - 14' 9" x 12' 3" (4.51m x 3.75m)** Bedroom 1 has neutral decor, with textured wall covering, a white ceiling with central pendant light fitting, white skirting, a double glazed window to the front aspect with a wall mounted central heating radiator below. A beautiful Victorian painted cast iron fireplace, a door in to a wardrobe space and pale grey fitted carpet.

**Bedroom 2 - 11' 3" x 10' 0" (3.43m x 3.07m)** Bedroom 2 has neutral decor, with a textured wall covering, a white ceiling with a central pendant light fitting, white skirting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, a beautiful Victorian painted cast iron fireplace and a pale grey fitted carpet.

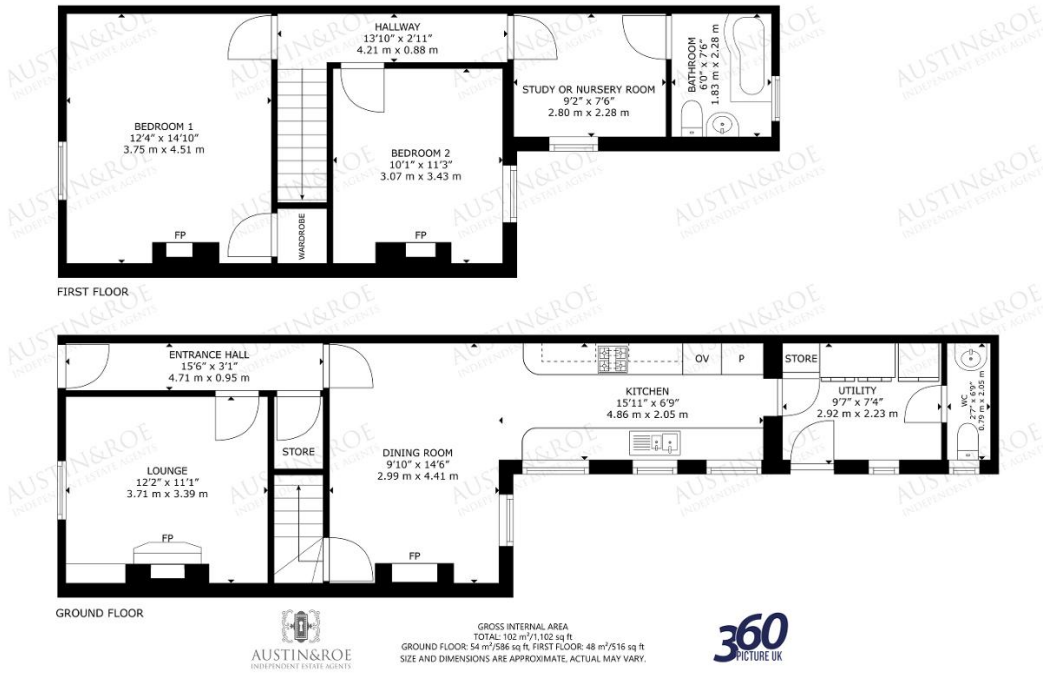
**Office Space/Nursery - 9' 2" x 7' 5" (2.8m x 2.28m)** This space would be ideal for an office or nursery, has neutral decor, a white ceiling with central light fitting and loft hatch giving access to the roof space, a double glazed window to the side aspect, a wall mounted central heating radiator and a grey fitted carpet.

**Family Bathroom - 7' 5" x 6' 0" (2.28m x 1.83m)** The Family Bathroom benefits from fully tiled stone effect walls with wall mounted chrome heated towel rail, a white ceiling with a central light fitting, a double glazed obscured glass window to the rear aspect and tiled floor. The white bathroom suite comprises a 'P' shaped shower bath with curved glass screen, a pedestal wash hand basin and a Low level close coupled WC with push button flush.

## EXTERIOR

**Garden -** At the rear is a fully enclosed terraced garden with a blue brick paved courtyard area, stepping up to a lawn with borders of mature plants and shrubs, a greenhouse, and a paved area with a wooden summerhouse and seating area for alfresco dining and outdoor entertainment.





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		