



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM SEMI-DETACHED FOR SALE - £219,950

BLUNDELL DRIVE, STONE, STAFFORDSHIRE, ST15 0FG



KEY FEATURES

- TWO BEDROOM SEMI DETACHED HOUSE • IMMACULATELY NEWLY RENOVATED • SOUTH FACING SUNNY ENCLOSED REAR GARDEN • GOOD COMMUTER LINKS • OFF ROAD PARKING FOR TWO CARS • NO CHAIN • WALKING DISTANCE OF TOWN & STATION

DESCRIPTION

Austin & Roe has great pleasure in offering For Sale this Immaculately Newly Refurbished, Two Bedroom Semi Detached Property with off road parking situated on the edge of a popular recently built residential development within close proximity of Stone town centre, with easy reach of local schools, amenities, railway station and commuting links.

The Property Comprises an Entrance Hallway, Living Room, Kitchen and Guest Cloakroom on the Ground Floor; on the First Floor is the Landing, Two Double Bedrooms and Family Bathroom. The property benefits from Gas Central Heating and Double Glazing.

To the Front of the Property there is a large off road parking area with two allocated spaces which are located directly in front of the property. There is a small shrubbery border and a timber gate leading to the sunny south facing rear garden.

To the Rear of the Property is a fully enclosed garden, laid to lawn with a decked patio area for alfresco dining and entertaining, a further gravelled seating area and a useful garden shed.

Council Band B
Mains Gas & Electric
Mains Water, Drains and Sewerage.
Broadband FTTC
Mobile coverage
Low Risk of Flooding
Viewing is highly recommended

You can view the virtual tour of this lovely modern property on our website, Rightmove or the internet by typing the following link into your subject bar:

<https://my.360picture.uk/tour/29-blundell-drive>

LOCATION

Leave Stone on Christchurch Way, bearing right on to Stafford Street and continue on to Stafford Road. At the Walton roundabout take the first exit on to the A34 Fillybrooks, continue to the roundabout, taking a U turn back to the A34 Fillybrooks, after around half a mile turn left on to Blundell Drive, bearing left the property is on your left.

GROUND FLOOR

Entrance Hallway - 9' 3" x 3' 4" (2.83m x 1.04m) The property is entered via a blue composite glazed door with open storm canopy above into a welcoming Entrance Hall with neutral décor, a white ceiling with central pendant light fitting, a wall mounted central heating radiator and contemporary tile effect vinyl flooring. There are doors opening into the living room, guest cloakroom, and an opening to the Kitchen. The stairs rise to the floor above.

Guest Cloakroom - 5' 2" x 2' 9" (1.59m x 0.85m) The Guest Cloakroom has neutral décor, a white ceiling with central light fitting, a wall mounted central heating radiator and contemporary tile effect vinyl flooring. The white sanitary ware comprises a corner pedestal wash hand basin with a single lever mixer tap and contemporary mosaic tiled splashback, and a low level close coupled WC with push button flush.

Kitchen - 9' 9" x 6' 2" (2.99m x 1.89m) The Modern Kitchen has neutral walls, a white ceiling with recessed spot lights, a double glazed window to the front aspect and contemporary tile effect vinyl flooring



flowing through from the entrance hall.

There is a selection of white high gloss wall and base units with black quartz effect fitted counter tops inset with a stainless steel sink, drainer and chrome swan neck mixer tap, a gas hob with stainless steel splash back and integrated extractor cooker hood above, a built in electric oven and space for a fridge freezer and washing machine.

Living Room - 12' 10" x 13' 1" (3.93m x 3.99m) The Living Room has neutral decor, a white ceiling with central light fitting, double glazed patio doors with glazed side panels to the garden, a wall mounted central heating radiator and neutral fitted carpet.

FIRST FLOOR

Stairs and Landing - 6' 6" x 3' 2" (2m x 0.97m) The Stairs rise to the first floor Landing, with neutral décor, a white painted balustrade and handrail and neutral fitted carpet. The Landing has a white ceiling with central pendant light fitting, a ceiling hatch to the roof space above and a wall mounted central heating radiator.

Bedroom 1 - 8' 6" x 10' 11" (2.61m x 3.35m) The light and bright double bedroom has neutral décor, a white ceiling with a central pendant light fitting, two double glazed windows to the front aspect and a wall mounted central heating radiator below and neutral fitted carpets. There is a double-door fitted wardrobe and a store.

Bedroom 2 - 7' 1" x 13' 2" (2.18m x 4.03m) The Second Double Bedroom is bright and light and has neutral décor, a white ceiling with a central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below and neutral fitted carpets.

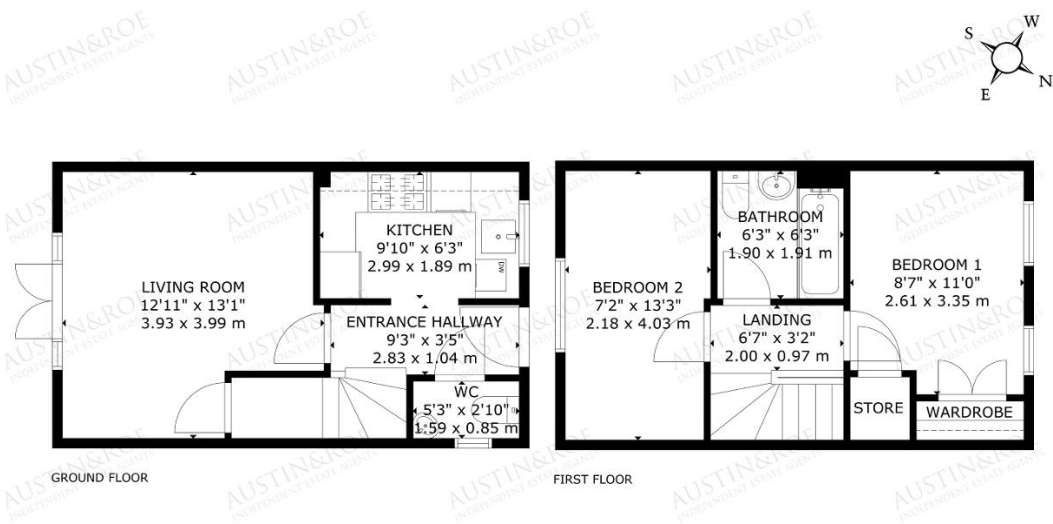
Family Bathroom - 6' 2" x 6' 3" (1.9m x 1.91m) The Contemporary Family Bathroom has white décor with black and white abstract tiling in the bathing area, a white ceiling with recessed spot lights and an extractor fan, and grey tile effect vinyl flooring. The white bathroom suite comprises a panel bath with chrome taps and shower above, a pedestal wash hand basin with chrome taps, a low-level close coupled WC with push button flush and a wall mounted central heating radiator.

EXTERIOR

Outside Spaces - To the front of the property there is a large off road parking area with two allocated spaces. There is a small shrubbery border and a timber gate leading to the rear garden.

To the rear of the property is a fully enclosed garden, laid to lawn with a decked patio area for alfresco dining and entertaining, a further gravelled seating area and a useful garden shed.





GROSS INTERNAL AREA
TOTAL: 55 m²/594 sq ft
GROUND FLOOR: 27 m²/291 sq ft, FIRST FLOOR: 28 m²/299 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		