



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM SEMI-DETACHED FOR SALE - £275,000  
LICHFIELD ROAD, STONE, STAFFORDSHIRE, ST15 8QU



## KEY FEATURES

- 3 BEDROOM SEMI-DETACHED HOUSE • MODERN KITCHEN AND BATHROOM • GAS CENTRAL HEATING AND DOUBLE GLAZING • CLOSE TO LOCAL AMENITIES • ENCLOSED REAR GARDEN • AMPLE OFF ROAD PARKING • GOOD COMMUTER LINKS • NO UPWARD CHAIN

## DESCRIPTION

Austin & Roe are pleased to offer For Sale this Three Bedroom Semi Detached 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, Living Room, Dining Room, Kitchen and Guest WC on the Ground Floor: on the First Floor is the Landing, three Bedrooms and Family Bathroom with separate WC. The property benefits from gas central heating and double glazing.

At the side and rear of the property is a graveled driveway with ample parking for multiple vehicles, a perimeter flower border with brick edging and a brick built out house. Through to a further fully enclosed garden with paved patio areas with pergola for alfresco dining and entertaining and a large lawn with perimeter flower beds.

Council Band C  
Mains Electric  
Mains Gas  
Main Water  
Mains Drains & Sewers  
Broadband FTTC  
Mobile Coverage  
Low Risk of Flooding  
Car Parking at Side / 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/235-lichfield-road>

## LOCATION

Take the Lichfield Road B5027 out of Stone, follow this road for around 1 mile, past The Three Crowns public house, the property is on the right.

## GROUND FLOOR

**Entrance Hall - 5' 11" x 4' 9" (1.82m x 1.46m)** The property is entered through a white glazed uPVC door into the Hallway. The Hallway has neutral decor, a white ceiling with a central pendant light, white painted four panel doors lead to the Living Room, WC and Dining Room and wood effect laminate flooring.

**Ground Floor WC - 6' 0" x 5' 11" (1.83m x 1.82m)** The Ground Floor WC has neutral decor, a white sloped ceiling, a wall mounted light fitting, wall mounted central heating radiator and a ceramic tiled floor. The white sanitaryware comprises a pedestal wash hand basin with chrome taps and white tiled splashback, a close coupled wc with push button flush. The boiler is located here.

**Living Room - 13' 1" x 11' 10" (3.99m x 3.63m)** The Living Room has neutral decor, a white ceiling with central light fitting, a double glazed window to the rear aspect with wall mounted central heating radiator below, wood effect laminate flooring, a black painted fire surround and hearth with plastered recess, and power and TV points.

**Dining Room - 12' 11" x 11' 10" (3.94m x 3.62m)** The Dining Room has neutral decor with one beige feature wall, a white ceiling with a black bar spot light fitting, a double glazed window to the front aspect with wall mounted central heating radiator below, wood effect laminate flooring and power and TV points. A door leads in to the Kitchen.

**Kitchen - 12' 9" x 11' 10" (3.9m x 3.62m)** The Kitchen has neutral decor, a white ceiling with two bar spot lights, a double glazed window and



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door to the rear aspect, a wall mounted central heating radiator and ceramic tiled flooring.

The Kitchen is fitted with a range of grey shaker style wall and floor units with granite effect work surfaces, a tiled splash back, inset stainless steel sink and drainer with chrome mixer tap, integrated oven, electric hob with extractor above, integrated dishwasher and fridge freezer.

## FIRST FLOOR

**Stairs and Landing - 7' 0" x 5' 0" (2.15m x 1.54m)** The Stairs are neutrally decorated, with black painted hand rail and balustrade, neutral fitted carpet, a white ceiling with pendant light fitting, an obscured double glazed window to the front aspect, a wall mounted central heating radiator and ceiling hatch with access to the roof space above.

**Hallway - 6' 6" x 3' 8" (2m x 1.12m)** The Hallway has neutral decor, a white ceiling with central pendant light fitting, neutral fitted carpet and doors leading in to the three bedrooms, family bathroom and WC.

**Bedroom 1 - 13' 0" x 12' 0" (3.97m x 3.67m)** Bedroom 1 has neutral decor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below and neutral fitted carpet.

**Bedroom 2 - 12' 0" x 12' 7" (3.67m x 3.85m)** Bedroom 2 has neutral decor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below and neutral fitted carpet.

**Bedroom 3 - 12' 3" x 5' 11" (3.74m x 1.81m)** Bedroom 3 has neutral decor, a white ceiling with central pendant light fitting, an obscured glass double glazed window to the front aspect with a wall mounted central heating radiator below and neutral fitted carpet.

**Family Bathroom - 7' 10" x 6' 6" (2.41m x 2m)** The Family Bathroom has neutral decor with grey wall tiling, a white wall mounted heated towel rail, a white ceiling with a central light fitting & extractor fan and a stone effect tiled floor. The white bathroom suite comprises a 'P' shaped shower bath with curved glass screen and electric shower and a pedestal wash hand basin with chrome mixer tap.

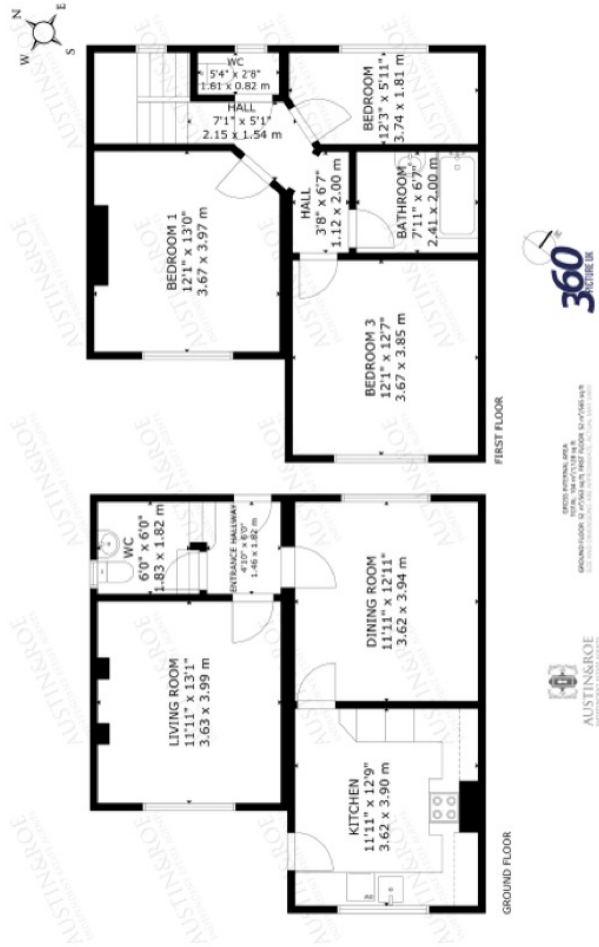
**WC - 5' 3" x 2' 8" (1.61m x 0.82m)** The WC has neutral decor, a white ceiling with central light fitting, an obscured glass double glazed window to the front aspect, a stone effect tiled floor and a close coupled WC with push button flush.

## EXTERIOR

**Outside Spaces -** The Property has a low level stone effect wall to the front and side, with vehicular access on to a gravel driveway for multiple cars and a paved path to the front door. The gravel finish extends around to the back of the property, with a perimeter flower bed, a paved patio area and a brick built outhouse. The garden is surrounded by a combination of brick built walls and timber fencing. Through a timber gate to a further fully enclosed rear garden with paved patio areas with pergola, a large lawn and perimeter flower beds with mature shrubbery, enclosed by timber fencing.







ADDITIONAL PHOTOS



ENERGY EFFICIENCY

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		