



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

4 BEDROOM SEMI-DETACHED FOR SALE - £295,000

COPLOW AVENUE, STAFFORDSHIRE, ST10 4JQ



## KEY FEATURES

- FOUR BEDROOM SEMI DETACHED HOUSE • OPEN PLAN KITCHEN AND FAMILY ROOM • SPACIOUS LOUNG • MASTER BEDROOM WITH EN-SUITE • GAS CENTRAL HEATING & DOUBLE GLAZING • GARAGE AND OFF ROAD PARKING • CLOSE TO LOCAL AMENITIES • MODERN LOW MAINTENANCE REAR GARDEN

## DESCRIPTION

Austin & Roe are delighted to offer For Sale this beautifully presented Four Bedroom Semi Detached Property offering open plan living in the popular Village of Tean, close to local amenities and the Staffordshire Moorlands.

The Property Comprises an Entrance Hall, Living Room, Open Plan Kitchen and Family Room, Utility, Guest Cloakroom and Garage on the Ground Floor, to the First Floor is the Landing, Master Bedroom with En-Suite, Three further Bedrooms and Family Bathroom. The Property benefits from gas central heating, double glazing and under floor heating to the Ground Floor.

At the front of the property is a tarmac driveway with space for three cars and garage access. To the rear of the property is a fully enclosed modern garden, with a paved patio for alfresco dining and entertaining, external lighting, timber sleeper raised beds, mature hedging and a low maintenance 'Astro Turf' lawned area.

CCTV front and back are fitted and an alarm.

Council Tax Band C  
Mains Electric and Gas  
Mains Water, Drains & Sewerage  
Broadband FTTC  
Mobile coverage  
Low Risk of Flooding.

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

<https://my.360picture.uk/tour/15-coplow-avenue>

## LOCATION

From our Stone Office, leave Stone on the A520 for approximately 3 miles, turn right on to Fulford Road, Continue onto Saverley Green Rd, turn left on to Sandon Road, continue on to Creswell Lane, turn right on to Uttoxeter Road, continue on to Draycott Road, turn left on to Coplow Avenue, the property is on your left.

## GROUND FLOOR

**Entrance Hallway - 14' 3" x 6' 0" (4.35m x 1.85m)** Through an oak entrance door with double glazed side panels in to the Entrance Hall, which has neutral decor, a white ceiling with recessed spot lights, oak flooring, with modern oak doors leading to the Living Room, Guest Cloakroom and Kitchen. The stairs with a contemporary oak and glass balustrade lead to the First Floor accommodation. This room benefits from under floor heating.

**Living Room - 14' 11" x 11' 11" (4.57m x 3.65m)** The Stylish Living Room has neutral decor with feature oak timber slat wall panels either side of a large feature contemporary glazed electric fireplace with TV recess above, a white ceiling with recessed spot lights, two wall lights, a double glazed window to the front aspect, oak flooring and top mounted glazed bi-fold doors leading to the Family Room. This room benefits from under floor heating.

**Kitchen - 14' 8" x 9' 1" (4.49m x 2.78m)** The Modern Kitchen has neutral decor, a white semi vaulted ceiling with recessed spot lights and an opening Velux roof window, a double glazed window to the rear aspect and grey gloss porcelain floor tiles. The Kitchen has a range of high gloss white base and wall units, with a grey composite



worktop and upstand with a single bowl undermount sink and swan neck spray feature tap, an integrated oven and induction hob with extractor hood above, integrated dishwasher and space for a large fridge freezer. A double glazed door leads to the utility and an oak door to the Hallway. This room benefits from under floor heating.

**Family Room - 15' 8" x 9' 4" (4.8m x 2.87m)** The bright Family Room has neutral decor with one feature botanical print wall, a white semi vaulted ceiling with recessed slot lights and opening Velux roof window, two wall lights and a grey gloss porcelain tiled floor. Double glazed patio doors lead out in to the Garden, and the room is open to the Kitchen. This room benefits from under floor heating.

**Utility - 8' 10" x 6' 2" (2.7m x 1.89m)** The Utility has neutral decor, a white ceiling with recessed spot lights and ceiling hatch in to the roof space above, a stainless steel vertical wall mounted central heating radiator, a double glazed door and window to the rear aspect and a grey gloss porcelain tiled floor. There is a range of high gloss white wall and base units with grey composite worktop with upstands and a single bowl undermount sink with swan neck mixer tap. A door leads to the Garage.

**Guest Cloakroom - 4' 2" x 2' 7" (1.29m x 0.81m)** The Guest Cloakroom has neutral decor, a white ceiling with recessed spot light and wooden flooring. The sanitaryware consists of a corner oak vanity unit with a white bowl sink and chrome mixer tap, and a close coupled wc with push button flush.

## FIRST FLOOR

**Stairs and Landing - 6' 6" x 4' 1" (2m x 1.27m)** The Stairs with Modern oak and glass balustrade and grey fitted carpet lead to the Landing, which has neutral decor, a white ceiling with feature pendant light fitting and loft hatches giving access to the roof space which has been mostly boarded out. There is grey fitted carpet, white panel doors lead to the Four Bedrooms and Family Bathroom.

**Master Bedroom (Bedroom 1) - 11' 9" x 8' 10" (3.59m x 2.71m)** The Master Bedroom has dark green decor, with white ceiling and central light fitting, a double glazed window to the front aspect with fitted roller blind, a wall mounted central heating radiator and wood effect laminate flooring. A door leads in to the En-Suite shower room.

**Master Bedroom En-Suite - 5' 5" x 5' 1" (1.66m x 1.56m)** The En-Suite has neutral decor, a white ceiling with central light fitting, a double glazed window with obscured glass fitted with a blind, a wall mounted chrome heated towel rail and porcelain white wall tiles with feature mosaic tiles in the showering area. The white bathroom suite comprises a curved glazed shower cubicle with chrome fittings and sliding door, a white vanity unit with mounted wash hand basin having chrome taps and fitted mirror above and a low-level WC. The flooring is grey stone effect vinyl.

**Bedroom 2 - 11' 6" x 8' 4" (3.53m x 2.55m)** Bedroom 2 has neutral decor, a white ceiling with recessed spot lights, a double glazed window to the front aspect with fitted Roman blind, a wall mounted central heating radiator and grey fitted carpet. Bedroom 2 benefits from a full wall of fitted wardrobes with mirrored sliding doors.

**Bedroom 3 - 11' 4" x 10' 4" (3.46m x 3.16m)** Bedroom 3 has neutral decor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator and grey fitted carpet.

**Bedroom 4 - 7' 11" x 6' 6" (2.43m x 1.99m)** Bedroom 4 has neutral decor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator and grey fitted carpet. There is a double fitted wardrobe with mirrored sliding doors and white open shelving.

**Family Bathroom - 8' 2" x 7' 11" (2.51m x 2.42m)** The contemporary Family Bathroom has large grey linear wall tiles, with a feature mustard coloured mosaic tile to the bathing area, and a mustard coloured wall covering to one wall, a white ceiling with recessed spot lights, a double glazed window to the rear aspect with fitted blinds, a chrome heated towel rail and a grey tiled floor. The bathroom suite consists of a modern free standing bath with chrome mixer tap and shower attachment, a large walk in shower with glass screen, chrome taps and a rainfall shower head and a grey gloss vanity unit with a white bowl counter top sink and chrome mixer tap.

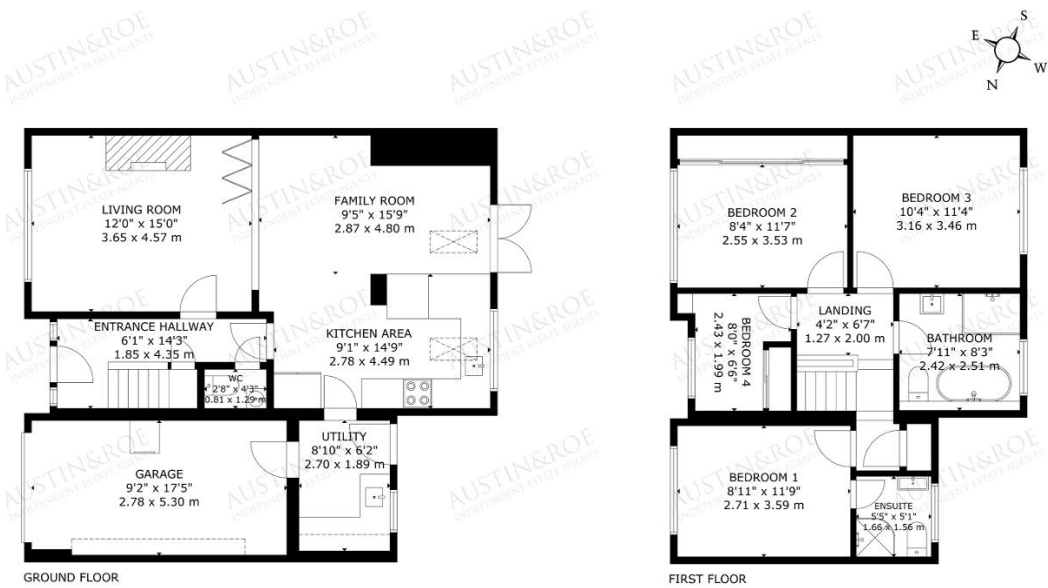
## EXTERIOR

**Outside Spaces** - At the front of the property is a tarmac driveway with parallel parking for three cars. To the rear of the property is a fully enclosed modern garden, with a paved patio for alfresco dining and entertaining, external lighting, timber sleeper raised beds, mature hedging and a low maintenance 'Astro Turf' lawned area.

The sun is on the front of the property in the morning and all afternoon on the rear garden.

**Garage - 17' 4" x 9' 1" (5.3m x 2.78m)** The Garage is fitted with a white electric roller door and benefits from power and lighting.





GROSS INTERNAL AREA  
TOTAL: 113 m<sup>2</sup>/1218 sq ft  
GROUND FLOOR: 97 m<sup>2</sup>/1051 sq ft, FIRST FLOOR: 56 m<sup>2</sup>/599 sq ft  
EXCLUDED AREAS: GARAGE: 15 m<sup>2</sup>/159 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

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