



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

2 BEDROOM END TERRACED FOR SALE - £135,000

THE FILLYBROOKS, STONE, STAFFORDSHIRE, ST15 0DJ



## KEY FEATURES

• TWO BEDROOM END OF TERRACE HOUSE • LOUNGE • DINING ROOM • TWO DOUBLE BEDROOMS • FITTED KITCHEN • ENCLOSED REAR GARDEN • WALKING DISTANCE TO TOWN CENTRE • GREAT COMMUTER LINKS

STONE

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## DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this Two bedroom End of Terrace Property, just a short stroll from the Town Centre and the Railway Station, with great commuter links to the A34 and M6 Motorway.

The Property comprises of the Living Room, Dining Room, Kitchen and Family Bathroom on the Ground Floor; on the First Floor are two double Bedrooms. The Property benefits from Gas Central Heating and Double Glazing.

To the front of the Property is a low brickwork wall with hedging above and a timber gate in to a paved area leading to the front door. To the rear is a small courtyard, leading out to the Garden, which has a paved patio for alfresco dining and entertaining, a long lawned area and a garden shed. To one side is a well maintained timber fence, to the other a low chain link fence.

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

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/34-the-fillybrooks>

## LOCATION

The property is located on the Fillybrooks in Stone. From our office in Granville Square at the top of the High Street, take the right hand lane onto Christchurch Way, keep in the left hand lane continuing on to Stafford Road, at the Walton Roundabout, take the 4th exit onto Stone Rd/The Fillybrooks/A34. The Property is on your left.

## GROUND FLOOR

**Living Room - 11' 0" x 12' 4" (3.37m x 3.77m)** The Property is entered through a white uPVC door with arched transom window above in to the Living Room, which has neutral décor, a white ceiling with central spot light fitting, a double glazed window to the front aspect with fitted blinds, a wall mounted central heating radiator, an open fireplace with slate hearth and oak beam mantel and neutral fitted carpet. The Living Room is open to the Dining Room.

**Dining Room - 11' 4" x 9' 4" (3.46m x 2.86m)** The Dining Room has neutral décor flowing from the Living Room, with a white ceiling and central spot light fitting, a double glazed window to the rear aspect with fitted blind and wall mounted central heating radiator below and neutral fitted carpet. Two stripped pine doors conceal the under stairs storage cupboard and staircase to the First Floor. A sliding door opens in to the Kitchen.

**Kitchen - 13' 7" x 8' 0" (4.16m x 2.44m)** The bright modern Kitchen has white décor, recessed spot lights, a double glazed window and door to the rear aspect, a wall mounted central heating radiator and pale wood effect vinyl flooring. There are a selection of high gloss pale blue wall and base units with a quartz effect countertop and upstand, inset with a stainless steel sink with chrome mixer tap, an electric hob with contemporary extractor hood above and fitted oven below and spaces for a fridge freezer, dishwasher, wine cooler, washing



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machine and tumble dryer.

**Family Bathroom - 8' 0" x 4' 3" (2.44m x 1.32m)** The Family Bathroom benefits from full height neutral wall tiling, a white ceiling with central light fitting, an obscured glass double glazed window to the rear aspect, a chrome heated towel rail and a neutral tiled floor. The white sanitaryware consists of a panel bath with chrome taps and shower above with glass screen, a pedestal wash hand basin with chrome mixer tap, and a close coupled WC with push button flush.

**Stairs and Landing** - The Stairs rise from the living Room, having neutral décor, a wooden wall mounted handrail, a white ceiling with pendant light fitting and hatch in to the roof space above and neutral fitted carpet.

FIRST FLOOR

**Bedroom 1 - 11' 0" x 12' 5" (3.37m x 3.79m)** Bedroom 1 has neutral décor, a white ceiling with central pendant light fitting, a double glazed window with fitted blinds to the front aspect, a wall mounted central heating radiator and neutral fitted carpet.

**Bedroom 2 - 11' 0" x 9' 4" (3.37m x 2.85m)** Bedroom 2 has neutral décor, a white ceiling with central pendant light fitting, a double glazed window with fitted blinds to the rear aspect, a wall mounted central heating radiator, a fitted wardrobe and neutral fitted carpet.



