



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM TERRACED FOR SALE - OFFERS IN REGION OF £180,000

REDHILL GARDENS, STONE, STAFFORDSHIRE, ST15 8BH



KEY FEATURES

- TWO BEDROOM TERRACED HOUSE • LARGE DRIVEWAY • TOWN CENTRE LOCATION • FULLY ENCLOSED REAR GARDEN • CONSERVATORY • GAS CENTRAL HEATING AND DOUBLE GLAZING

STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

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DESCRIPTION

Austin & Roe are delighted to offer For Sale this Two Bedroom mid-terraced House with off road Parking and enclosed rear Garden, within walking distance of the Town Centre and Station and great Commuter Links.

The Property comprises an Entrance Hall, Living Room, Kitchen Diner and Conservatory on the Ground Floor; on the First Floor is the Landing, two spacious Bedrooms and Shower Room.

To the front of the Property is a large gated block paved driveway providing parking for three vehicles, with well maintained timber fencing and privet hedging.

To the rear is a fully enclosed Garden, on two levels, with generous paved patio spaces for alfresco dining and entertaining, mature shrubbery borders, two garden sheds providing storage space and well maintained timber fencing.

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

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

<https://my.360picture.uk/tour/41-redhill-gardens>

LOCATION

Leave Stone on Christchurch Way, follow the left hand lane and turn left on to Lichfield Street B5027, turn left on to Church Street, at the T Junction go straight ahead on to Redhill Road and first right on to Redhill Gardens, the Property is straight ahead.

GROUND FLOOR

Entrance Hallway - The Property is entered via a wood effect double glazed uPVC door in to the Entrance Hallway, which has pale blue décor, a white ceiling with central pendant light and wooden laminate flooring.

A door opens in to the Living Room and Stairs rise to the floor above.

Living Room - 12' 9" x 12' 9" (3.89m x 3.91m) The Living Room has neutral décor with a feature bookcase design wallcovering to one wall, a white ceiling with contemporary chrome light fitting, double glazed patio doors with glazed side panels to the rear aspect, an arched recess below the staircase with a small double glazed window to the front aspect, a wall mounted central heating radiator and wooden laminate flooring. A glazed folding door opens in to the Kitchen Diner.

Kitchen Diner - 15' 9" x 11' 3" (4.82m x 3.45m) The Kitchen Diner has white decor with half height mosaic wall tiling, a white ceiling with two contemporary light fittings, a double glazed bay window to the front aspect and double glazed patio doors in to the Conservatory, a vertical column central heating radiator and a terracotta coloured ceramic tiled floor.

There are a range of wood effect wall and base units, with a granite effect countertop inset with a stainless steel sink and drainer with chrome mixer tap and spaces for an oven, washing machine and fridge freezer.



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Conservatory - 12' 9" x 12' 5" (3.89m x 3.81m) The Conservatory is constructed of a dwarf brickwork wall, with uPVC glazed panels above and a pitched panelled roof. There is one feature floral wallcovering wall, exposed red brick walls, a wall mounted central heating radiator and wooden laminate flooring.

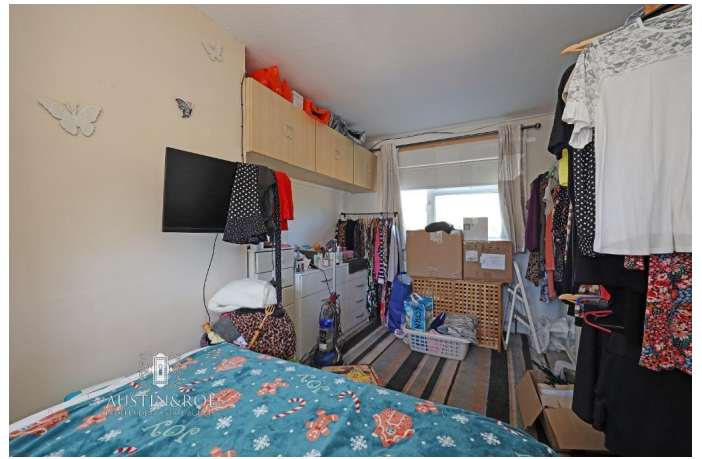
FIRST FLOOR

Stairs and Landing - The Stairs rise with a quarter turn from the Entrance Hall, with pale blue décor, a white ceiling with pendant light fitting and ceiling hatch to the roof space above, white wall mounted handrails and a neutral tones fitted carpet.

Bedroom 1 - 15' 8" x 10' 0" (4.8m x 3.05m) The First double Bedroom has neutral décor, a white ceiling with central light fitting, dual aspect double glazed windows to the front and rear aspects with fitted roller blinds, a wall mounted central heating radiator, two fitted wardrobes with sliding mirrored doors and a neutral tones fitted carpet.

Bedroom 2 - 15' 8" x 11' 5" (4.8m x 3.5m) The Second double Bedroom has neutral décor, a white ceiling with central spot light fitting, dual aspect double glazed windows to the front and rear aspects with fitted roller and Venetian blinds, a wall mounted central heating radiator, an over stairs storage cupboard and a red tones fitted carpet.

Shower Room - 7' 8" x 4' 2" (2.37m x 1.28m) The Shower Room benefits from full height stone effect ceramic wall tiling with mosaic trim, a white panelled ceiling with central light fitting, a double glazed obscured glass window to the rear aspect, a wall mounted chrome heated towel rail and wood effect vinyl flooring.
The white sanitaryware consists of a vanity unit with inset wash hand basin and chrome swan neck mixer tap, a large glass showering enclosure with chrome fittings and electric shower, and a close coupled WC with push button flush.



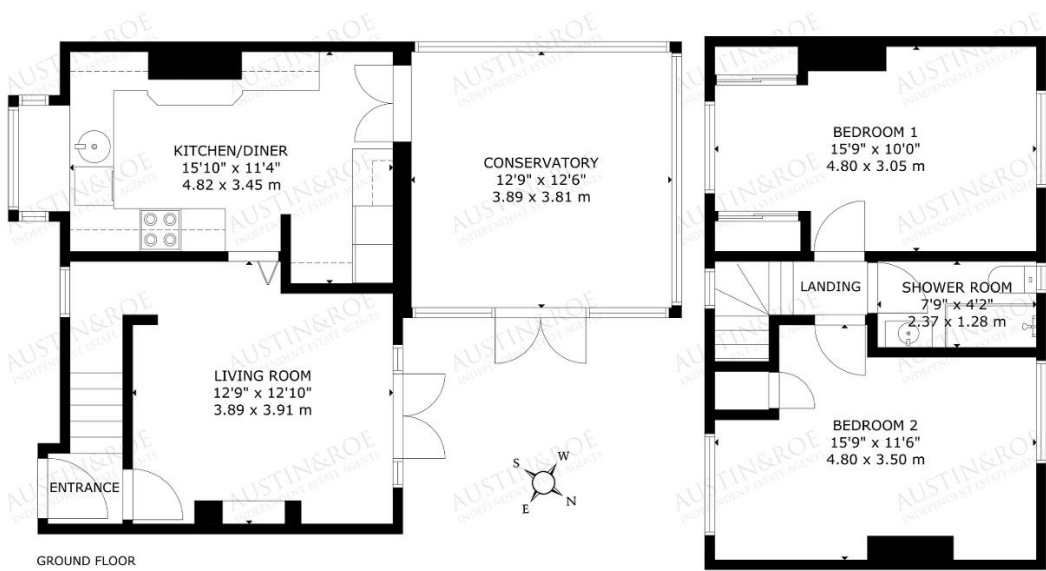
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GROUND FLOOR

FIRST FLOOR



GROSS INTERNAL AREA
TOTAL: 88 m²/948 sq ft
GROUND FLOOR: 51 m²/553 sq ft, FIRST FLOOR: 37 m²/395 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

