



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM SEMI-DETACHED FOR SALE - OFFERS IN EXCESS OF £240,000

CASTLEMILL CLOSE, WESTON, STAFFORD, STAFFORDSHIRE, ST18 0GJ



KEY FEATURES

- THREE BEDROOM SEMI DETACHED HOUSE • MODERN KITCHEN AND BATHROOM • FULLY ENCLOSED REAR GARDEN • DRIVEWAY FOR TWO VEHICLES • CLOSE TO THE TRENT AND MERSEY CANAL • CLOSE TO LOCAL PUBLIC HOUSE • GOOD COMMUTER LINKS • CHAIN FREE

DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this Three bedroom Semi Detached Property in the popular Village of Weston, with close proximity to the local Public House and the Trent and Mersey Canal, whilst only a short drive to the market town of Stafford with its array of amenities and great commuter links. The property is also being sold Chain Free, so perfect for landlords & First time buyers!

The Property comprises an Entrance Hallway, Kitchen, Living Room / Diner and Guest Cloakroom on the ground floor; to the first floor is the Landing, three Bedrooms and Family Bathroom. The Property benefits from gas central heating and double glazing.

To the front of the Property is a lawned Garden with Driveway for two vehicles and a paved path leading to the Entrance.

To the rear is a fully enclosed Garden, with a paved patio for alfresco dining and entertaining, a large lawned area and mature shrubbery borders, enclosed by well maintained timber fencing.

Council Band C
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/11-castlemill-close>

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 A34 Stafford Road, at the roundabout take the first exit on to the A51 towards Sandon, continue for around 6 miles. Turn right on to Green Road, turn left on to Salt Works Lane, right on to Brandwood Drive and left on to Castlemill Close, the property is on your left.

GROUND FLOOR

Entrance Hallway - 9' 8" x 3' 11" (2.96m x 1.2m) The property is entered via a pale green composite glazed door with open storm canopy above into the Entrance Hall with neutral décor, a white ceiling with central pendant light fitting, a wall mounted central heating radiator and wood effect laminated flooring. Doors open in to the Kitchen, Living Room / Diner and Guest Cloakroom and stairs rise to the floor above.

Kitchen - 7' 1" x 10' 0" (2.16m x 3.07m) The Kitchen has neutral décor, a white ceiling with recessed spot lights, a double glazed window to the front aspect with fitted blind, a wall mounted central heating radiator and a grey slate effect ceramic tiled floor.

There are a range of wood effect wall and base units, with slate effect laminated countertop, inset with a stainless steel sink and drainer with chrome swan neck mixer tap, a stainless steel gas hob with extractor hood above and integrated oven below, an integrated fridge freezer and spaces below countertop for a dishwasher and washing machine.

Living Room / Diner - 14' 7" x 14' 3" (4.46m x 4.36m) The Living Room



STONE

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/ Diner has neutral décor, a white ceiling with two pendant light fittings, a double glazed patio door and window leading to the Garden, two wall mounted central heating radiators and wood effect laminated flooring.

Guest Cloakroom - 6' 4" x 3' 1" (1.94m x 0.95m) The Guest Cloakroom has neutral décor, a white ceiling with central light fitting, an obscured glass double glazed window to the front aspect, a wall mounted central heating radiator and a white ceramic tiled floor. The sanitaryware consists of a pedestal wash hand basin with chrome taps and mosaic tiled splashback, and a close coupled WC with push button flush.

FIRST FLOOR

Stairs and Landing - 10' 7" x 2' 10" (3.23m x 0.88m) The Stairs rise from the Entrance Hallway with a half turn to the Landing above, with neutral décor, a double glazed window to the side aspect, a white balustrade and handrail and grey fitted carpet. The Landing has neutral décor, a white ceiling with central light fitting and ceiling hatch to the roof space above. Doors open in to the three bedrooms, family bathroom and storage cupboard.

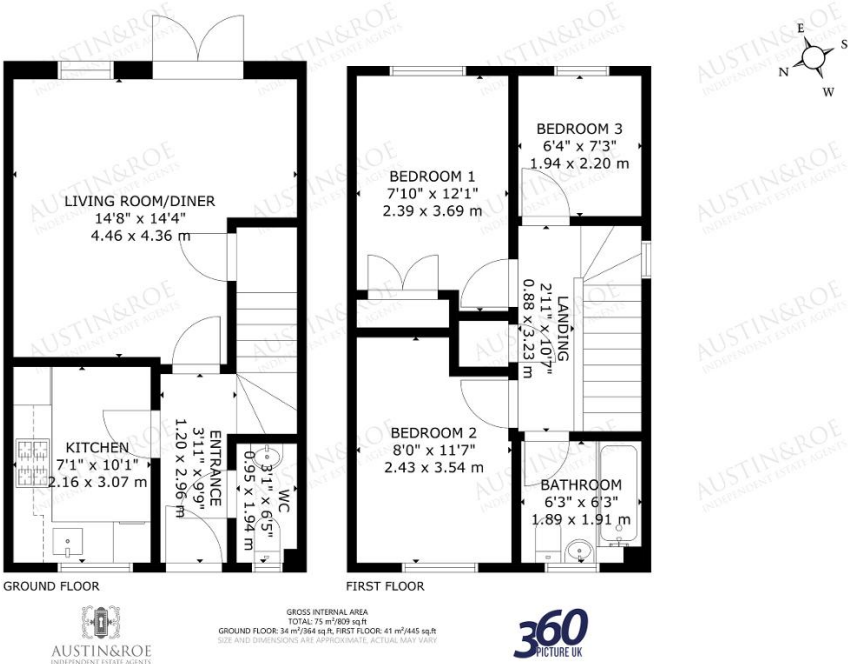
Bedroom 1 - 7' 10" x 12' 1" (2.39m x 3.69m) The First Bedroom has neutral décor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect with fitted blind and wall mounted central heating radiator below, an integrated double wardrobe and grey fitted carpet.

Bedroom 2 - 7' 11" x 11' 7" (2.43m x 3.54m) The Second Bedroom has neutral décor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with fitted blind, a wall mounted central heating radiator below and grey fitted carpet.

Bedroom 3 - 6' 4" x 7' 2" (1.94m x 2.2m) The Third Bedroom has neutral décor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect with fitted blind, a wall mounted central heating radiator below and grey fitted carpet.

Family Bathroom - 6' 2" x 6' 3" (1.89m x 1.91m) The Family Bathroom has neutral décor combined with contemporary slate grey ceramic wall tiling, an obscured glass double glazed window to the front aspect with fitted blind, a wall mounted central heating radiator and white ceramic floor tiling. The white bathroom suite consists of a panel bath with chrome mixer tap, chrome shower fittings and a glass screen, a pedestal wash hand basin with chrome taps, and a close coupled WC with push button flush.





ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		