



Sedgley, 40, Stanley Road, Warmley Bristol,
South Gloucestershire, BS15 4NX

£350,000

Anne James Estate Agents are delighted to offer to the market this charming period home located close to the fringes of Siston Common. The property retains many period features and offers spacious accommodation to briefly include an entrance hallway, a living room with feature cast iron fireplace, a dining room also with feature fireplace, a generous kitchen and a utility area to the ground floor. To the first floor there are two bedrooms and a generous bathroom with a separate shower cubicle, the master bedroom is of a great size and features fitted wardrobes. Externally there is off street parking to the front of the property and a very attractive rear garden which is mainly laid to lawn and patio with mature flower and shrub borders a perfect place to relax and enjoy some fresh air. Further benefits include gas central heating and Upvc double glazing, well placed for all local amenities the Ring road and Bristol and Bath City Centres. Homes of this nature generate a lot of enquires, so early viewing is highly recommended.

Entrance

Composite entrance door with decorative glass inserts.

Entrance Hallway

Single radiator, wood flooring, dado rail, coving, decorative arch, stairs to the first floor accommodation, door to the lounge/dining room.

Lounge

11' 7" x 11' 7" (3.53m x 3.54m) into recess uPVC double glazed window to the front, decorative fireplace with gas insert fire, double radiator, TV aerial point, square opening to dining room.

Dining Room

14' 8" to recess narrowing to 14'8" x 11' 10" (4.46m to recess narrowing to 4.46m x 3.61m) uPVC french doors to the conservatory/utility, feature fireplace (working - subject to being tested), double radiator, cove ceiling, glazed door leading to the kitchen.

Kitchen

13' 3" x 6' 9" (4.04m x 2.06m)

uPVC double glazed window to the rear, wood window to the side. Range of wood wall and base units with square edge worksurfaces with upstands, one and half bowl stainless steel single drainer sink unit with mixer with tiled splashback, space for cooker, washing machine and fridge, vinyl flooring, single radiator, cove ceiling, wall mounted gas boiler, half glazed door leading to the conservatory.

Conservatory/Utility Area

7' 1" x 9' 8" (2.15m x 2.94m)

Storage cupboard and tiled floor, panelled walls, door to the rear garden.

Landing

Stairs to a small landing where the bathroom is located, then a turn up another small flight of stairs to a further landing where the bedrooms are located.

Landing

Access to the loft space with dado rail, cove ceiling.





Bathroom

14' 2" x 6' 11" (4.31m x 2.11m)

Two double glazed obscure window, white suite comprising of panel bath, low level WC, pedestal wash hand basin, fully tiled walls, double shower cubicle, storage cupboard, single radiator.

Bedroom One

13' 1" x 11' 8" (3.99m x 3.56m)

Two uPVC double glazed windows, double radiator, bank of built in wardrobes.



Bedroom Two

12' 0" x 10' 0" (3.67m x 3.04m) to recess

uPVC double glazed window to the rear, double radiator.

Outside

Front Garden

Laid to shingle, providing off street parking.

Rear Garden



Patio area, gate leading to the side, outside tap, steps to lawn and decking area, shrub borders and garden shed.

Tenure

South Gloucestershire Council
Council Tax

Band B

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol