

Sandon Road

Hilderstone, Stone, ST15 8SF

John German





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£305,000

A delightful double fronted end of terrace cottage
situated within a very popular village.



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Accommodation - The front entrance door opens into a delightful and well proportioned sitting room having an inglenook fireplace housing a cast log burner. Adjacent is the separate dining room having feature windows to the inglenook in the sitting room and double French style doors opening to a conservatory having a tiled floor and access to the kitchen.

The dining kitchen has a range of base and low level units, contrasting work surfaces incorporating a stainless steel sink and drainer, a built in cloaks cupboard and an Aga. There is a utility area giving access to a cloakroom having a WC and chrome towel radiator along with the wall mounted boiler.

On the first floor there are three bedrooms, two of which are double sized rooms and the third is a very well proportioned single. These share the bathroom which has a white suite comprising bath with electric shower above, oval wash basin, WC, chrome towel radiator and tasteful tiling.

Outside - A rear drive leads to a good sized lawned garden with established borders and a timber garden shed. The drive is approached via a private shared drive (The neighbouring houses in the terrace have a right of pedestrian access over the drive of this property).

Hilderstone is a very sought after village that is conveniently situated for commuters and surrounding countryside. It is well placed for the canal town of Stone, Stoke on Trent and Newcastle to the north, the county town of Stafford to the west and cathedral city of Lichfield to the south.

Notes: The property is Grade II listed. It is also known as 1 Hall Farm Cottages. The property is situated in a conservation area. Land registry refers to rights. The initial drive off Sandon Road is a shared private drive.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive for 2/3 cars

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Standard and Superfast available

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Stafford Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

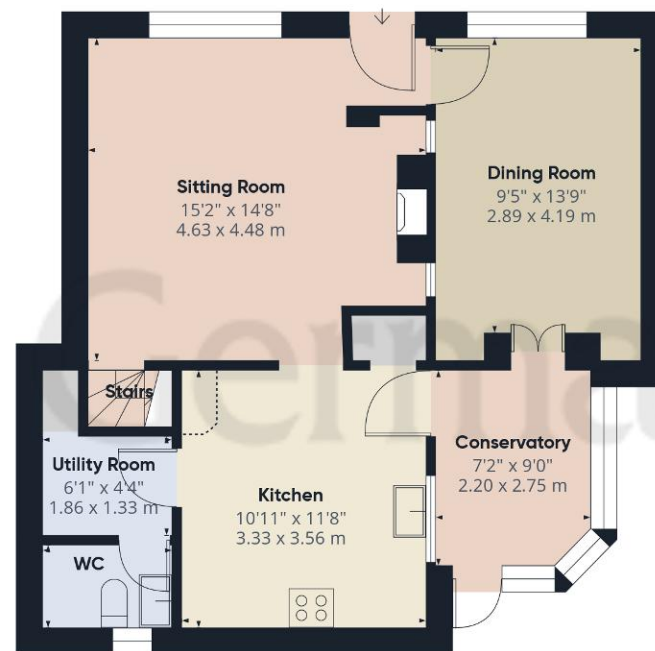
Our Ref: JGA/17062025

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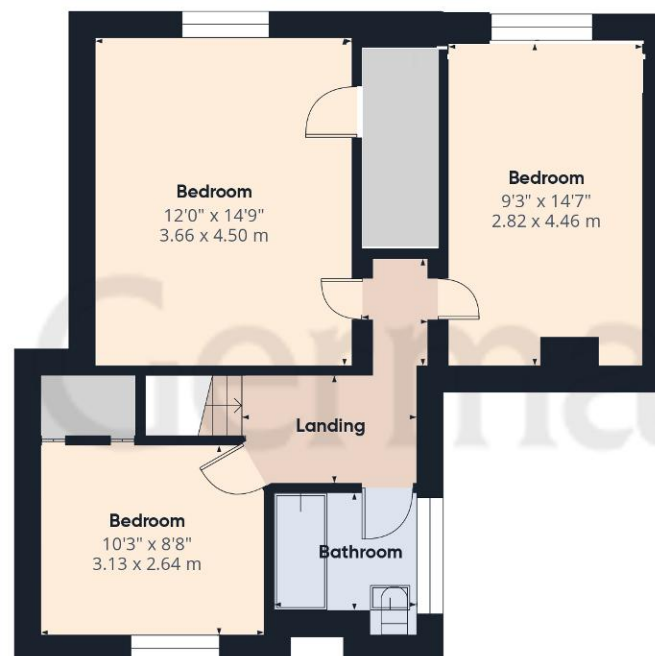
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1122 ft²

104.2 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

EPC NOT REQUIRED – GRADE II LISTED

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