



£350,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

Stone

Kings Avenue
Stone Staffordshire



Step into history with this captivating Victorian terraced house, nestled on Kings Avenue, a leisurely stroll from the bustling heart of Stone. This home whispers tales of yesteryear while embracing the comforts of today.

From the moment you cross the threshold, the original Minton tiled flooring in the hallway sets a grand stage. The spacious living room and sitting room, invites a cosy place for the family evenings. The kitchen/diner is perfect for culinary adventures and gatherings, whilst having French doors leading out to the private walled garden. Upstairs, there is a family bathroom, and three generously sized double bedrooms promise restful slumbers. Outside, there is a forecourt, while the walled rear garden is your private oasis. Picture yourself lounging on the decked seating area, basking in the serenity of your surroundings. And for those who appreciate practicality, the garage is a cherry on top. This home is more than just a residence; it's a living piece of history, waiting for its next chapter to be written. If you're seeking a home that marries charm and convenience, your story begins here. Welcome to Kings Avenue!

- Spacious Three Bedroom Victorian Property
- Good Sized Living Room & Sitting Room
- Breakfast Kitchen & Guest W.C
- Walled Rear Garden & Detached Garage
- Walking Distance To Stone Town Centre
- Desirable & Convenient Town Centre Location

You can reach us 9am to 9pm, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Arched Storm Porch

Having an original tiled floor and the original entrance door with stained glass detail leads to:

Entrance Hall

A spacious entrance hall having the original Minton tiled floor, radiator, feature arch, original coving and stairs leading to the first floor landing.

Sitting Room 12' 6" x 12' 7" (3.80m x 3.83m)

A spacious reception room having the original coving, useful cupboard set into the chimney breast recess, stripped wood flooring, radiator, two sash windows to the front elevation and glazed double doors lead to:

Living Room 12' 11" x 13' 8" (3.93m x 4.17m)

A spacious second reception room having a fire surround with marble inset and hearth and housing the open fire grate, coving, original quarry tiled patterned floor, double glazed French doors leading to the rear garden and a door leads to:

Inner Hall

Having a double glazed window to the side elevation.



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Guest WC

Having a low level WC, pedestal wash hand basin with splashback tiling and tiled floor.

Dining Kitchen 21' 11" x 9' 1" (6.69m x 2.76m)

A substantial dining kitchen having a range of matching Shaker style units extending to base level with fitted wooden worksurfaces having an inset ceramic Belfast sink with chrome mixer tap. Numerous downlights, double height storage cupboard with shelving. Range of integrated appliances including an oven/grill, four ring gas hob with stainless steel splashback and cooker hood over. Further appliance spaces, splashback tiling, tiled floor, radiator, two double glazed windows to the side elevation and large, double glazed French doors giving views and access to the private rear garden and decked seating area.



First Floor Landing

A substantial landing having coving, spacious built-in storage cupboard with hanging rail and shelving, access to loft space, radiator and double glazed window to the side elevation.

Bedroom One 12' 5" x 17' 3" (3.79m x 5.27m)

A substantial main bedroom having coving, radiator and two sash windows to the front elevation.



Bedroom Two 13' 0" x 10' 11" (3.97m x 3.33m)

A second double bedroom having a cast iron fire surround, radiator and double glazed sash window to the rear elevation.

Bedroom Three 10' 11" x 8' 6" (3.34m x 2.58m)

Yet again, a further double bedroom having built-in wardrobe and matching cupboard which houses the gas central heating boiler, radiator and double glazed window to the rear elevation.



Family Bathroom 10' 0" x 5' 6" (3.05m x 1.67m)

Having a suite comprising of a panelled bath with glass shower screen and mains shower over, pedestal wash basin and low level WC. Tiled walls, granite tiled floor, numerous downlights, radiator and double glazed window to the side elevation.

Outside - Front

The property has a gated, wall forecourt style garden which is paved for low maintenance.

Outside - Rear

The walled rear garden is mainly block paved for ease of maintenance with well stocked beds having a variety of plants and shrubs and decorative seating area.

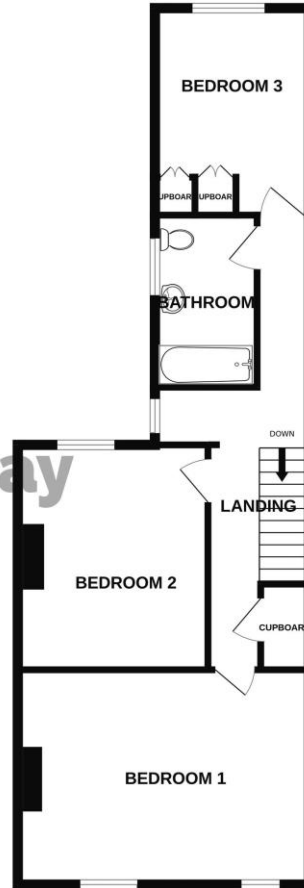
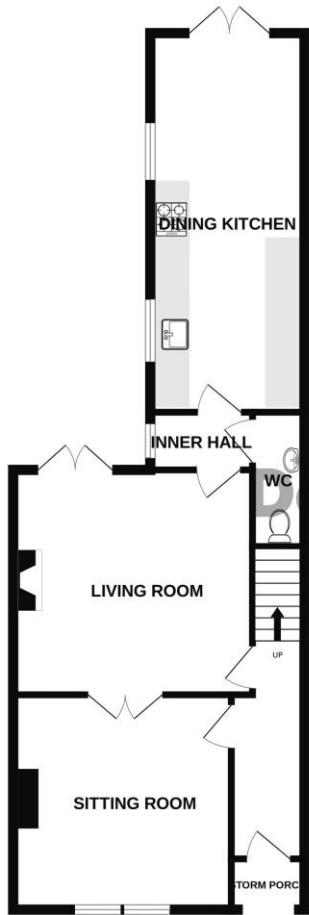
Garage 15' 4" x 12' 8" (4.68m x 3.85m)

The good-sized garage is located at the rear of the property and vehicular access is at the rear of the property. The garage includes an up and over door to the front, lighting, double glazed window to the rear elevation and a glazed door to the side elevation.



GROUND FLOOR

1ST FLOOR



Dourish & Day

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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