



£200,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💰 COUNCIL TAX BAND: B

Stone

Kingsland Close
Stone Staffordshire ST15



Calling all first-time buyers! Ready to take that exciting step onto the property ladder without the hassle of a renovation project? Look no further than this charming two-bedroom end-of-terrace home in the highly sought-after town of Stone.

Conveniently located just a short drive from Stone's vibrant town centre, you'll have easy access to an array of local shops, bars, amenities, and beautiful scenic canal walks. Step inside to find a welcoming entrance hall, a cozy living room, and a well-appointed kitchen/breakfast room on the ground floor. Upstairs, there are two spacious double bedrooms and a modern bathroom. Sitting on a desirable corner plot, this property boasts a larger private rear garden, perfect for outdoor enjoyment. Plus, there's a driveway, secondary parking, and a detached garage for added convenience. This is an incredible opportunity, so don't miss out! Call us today to arrange your viewing appointment!

- Two Bedroom End Of Terrace Home
- Living Room & Kitchen/Breakfast
- Two Double Bedrooms & Bathroom
- Driveway, Garage & Large Rear Garden
- Close To Stone's Town Centre
- Ideal For First Time Buyers & Investors

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hall

Accessed through a double glazed entrance door having stairs to the first floor landing and a radiator.

Living Room 17' 0" x 11' 10" (5.17m x 3.6m)

A spacious living room having two radiators and double glazed windows to the front and side elevations.

Kitchen/Breakfast Room 7' 11" x 11' 9" (2.41m x 3.58m)

Having a range of matching base and eye level units with fitted work surfaces and an inset stainless steel single bowl unit with chrome mixer tap, built in cooking appliances including an oven with four ring gas hob and cooker hood over, space for further appliances, tiled splashbacks, wood effect flooring, radiator, storage cupboard with wall mounted gas central heating boiler, double glazed window to the rear elevation and double glazed door to the rear elevation.

Landing

Having loft access.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Bedroom One 11' 8" x 9' 9" (3.56m x 2.97m)

A spacious double bedroom having a built in wardrobe with clothes rail hanging space, radiator and double glazed window to the front elevation.

Bedroom Two 10' 10" x 6' 8" (3.31m x 2.03m)

A second double bedroom having a wardrobe with clothes rail hanging space, airing cupboard with shelving, radiator and double glazed window to the rear elevation.

Bathroom 7' 11" x 5' 1" (2.41m x 1.54m)

Having a white suite comprising of a panelled bath with an electric shower over glazed screen and chrome mixer tap, pedestal wash basin with chrome mixer tap, close coupled WC, part tiled walls, tile effect flooring, chrome towel radiator, downlights and double glazed window to the rear elevation.

Outside - Front

Approached over a block paved driveway providing parking and having paved steps leading to the entrance hall and a secondary parking area leading to the detached garage.

Garage

Having an up and over door.

Outside - Rear

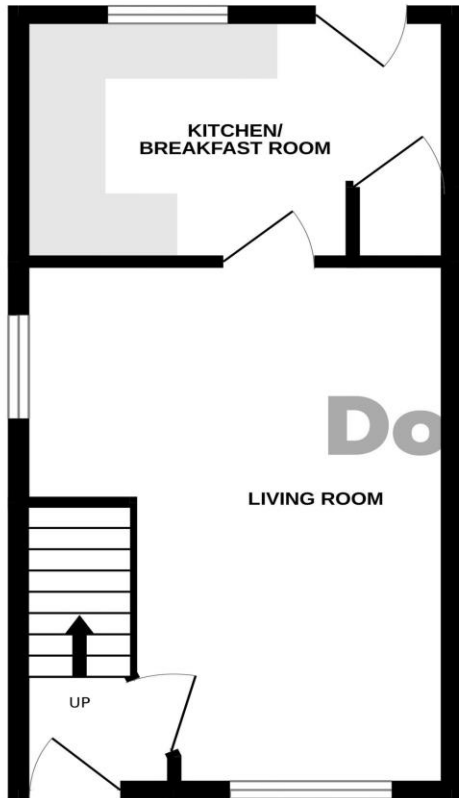
Having a paved seating area leading onto a large lawned garden, additional paved seating area, an array of matured shrubs and flowers and enclosed by wooden fence panelling.

ID Checks

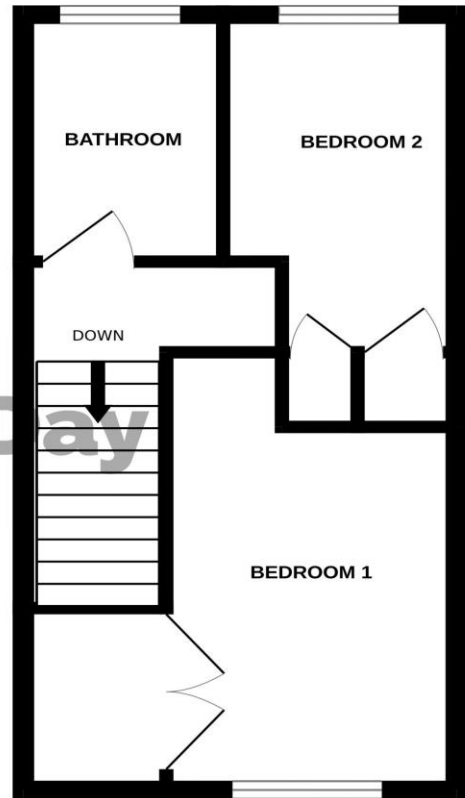
Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A (85+)		88
B (81-84)		
C (77-80)		
D (73-76)		
E (69-72)		
F (65-68)		
G (61-64)		
Below minimum energy efficient standard		
England & Wales EU Directive 2002/91/EC		
www.epcrea.com		

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.
Made with Metropix ©2024



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk