



## The Falls Akesmore Lane

Gillow Heath, ST8 6RS



**Offers in the region of £575,000**

Here at Carters, we are proud to be welcoming to the market this beautiful, period semi-detached home in the Gillow Heath area, which is tucked away down a private and secluded country lane, with far-reaching picturesque countryside views.

This delightful property boasts two reception rooms, one of which is incredibly spacious and perfect for entertaining guests or simply relaxing with your loved ones sat with the open fire lit and staring at the view from the over-sized traditional bay. With four bedrooms and two bathrooms, there is plenty of space for a growing family or for those who enjoy having a home office or guest room. There is also ample space for off road parking, a detached garage and an impressive wine cellar.

The period features of this house add character and charm, including the original Minton mosaic tiles, which flow throughout the porch and entrance hall, as well as the original stained glass entry making it a truly special place to call home.

Upstairs, the main bedroom, also complete with an oversized traditional bay window, is a peaceful retreat where you can unwind after a long day, enjoying stunning views over open Staffordshire countryside to every elevation.

If you are looking for a property that combines modern comfort with traditional elegance, then this property is the perfect choice for you.

Please call the team at Carters on 01782 470391 to arrange a viewing and to avoid missing out.

# The Falls Akesmore Lane

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## Offers in the region of £575,000



### Porch

Entrance door to the front elevation with a transom window.  
Original Minton tiled floor.

### Entrance Hall

13.02 x 7.06 (17 max) (3.96m.0.61m x 2.13m.1.83m (5.18m max))  
Original stained glass, wooden entrance door and surround.  
Original Minton mosaic tiled flooring. Access to cellar. Traditional coving.  
Radiator.

### Living Room

24.3 (into the bay) x 16.10 (7.32m.0.91m (into the bay) x 4.88m.3.05m)  
UPVC double glazed oversized traditional bay window to the front elevation.  
Two UPVC double glazed windows to the side elevation. A feature, open fire place with wooden mantle and marble surround. Traditional Coving.  
Picture rail. Four radiators.

### Reception Room

12.04 x 11.05 (3.66m.1.22m x 3.35m.1.52m)  
UPVC double glazed window to the front elevation.  
Traditional coving. Radiator. Original pine flooring.

### Kitchen/Diner/Sitting Room

28.08 x 11.10 (22.07 max) (8.53m.2.44m x 3.35m.3.05m (6.71m.2.13m max) )  
UPVC french patio doors leading out to the side elevation.  
A selection of solid wood, wall drawer and base units with granite worktops and an island with inset stainless steel, one and a half sink, drainer and mixer tap. Integrated TV display screen/ computer. Space for an american fridge/freezer. Space for a Rangemaster cooker. Extractor fan. Oak beam.  
Access to utility room. Plinth heaters in the kitchen area. Two UPVC double glazed windows to the side elevation in the sitting room. Recessed ceiling down lighters. TV point. Radiator. Tiled flooring.

### Utility Room

4.09 x 7.11 (1.22m.2.74m x 2.13m.3.35m)  
Worktop surface with a stainless steel sink, drainer and mixer tap. High gloss storage wall units. Space and plumbing for a dishwasher, washing machine and dryer.  
Partially tiled walls. Access to WC. Tiled flooring.

### WC

6.07 x 3.04 (1.83m.2.13m x 0.91m.1.22m)  
Hand wash basin and low level WC.  
Extractor fan. Chrome ladder towel heater. Extractor fan. Tiled flooring.

### Landing

19.05 (max) x 7.02 (max) (5.79m.1.52m (max) x 2.13m.0.61m (max))  
Traditional coving. Loft access. Two radiators.

### Bedroom One

24.3 (into the bay) x 16'10" (7.32m.0.91m (into the bay) x 5.13m )  
UPVC double glazed oversized traditional bay window to the front elevation.  
Two UPVC double glazed windows to the side elevation. Traditional coving. Picture rail.

### Bedroom Two

11.03 x 12 (max) (3.35m.0.91m x 3.66m (max))  
UPVC double glazed window to the rear elevation.  
Velux skylight. Recessed ceiling down lighters. Built in wardrobes. Access to en suite. Two radiators. TV point.

### Bedroom Two En Suite

11.06 (max) x 4.10 (3.35m.1.83m (max) x 1.22m.3.05m)  
Three piece suite comprising of a shower enclosure with wall mounted shower head, built in vanity hand wash unit and recessed WC.  
Loft access. Recessed ceiling down lighters. Partially tiled walls. Extractor fan. Shaver point. Radiator. Tiled flooring.

### Bedroom Three

11.08 x 12 (max) (3.35m.2.44m x 3.66m (max))  
UPVC double glazed window to the front elevation.  
Built in wardrobe and decorative shelving/base unit. Traditional coving.  
Radiator.

### Bedroom Four

10.03 x 7.06 (3.05m.0.91m x 2.13m.1.83m)  
UPVC double glazed box window to the front elevation.  
Loft access. Picture rail. Radiator.

### Family Bathroom

Velux skylight.  
A four piece suite comprising of a shower enclosure, panel bath, pedestal hand wash basin and a recessed WC.  
Oak beam. Chrome heated ladder towel rail. Radiator. Extractor fan.  
Partially tiled walls. Tiled flooring.

### Cellar

11.10 (7.06) x 15 (8) (3.35m.3.05m (2.13m.1.83m) x 4.57m (2.44m))  
Barrel vaulted. Power and lighting.

### Garage

15.09 x 10 (4.57m.2.74m x 3.05m)  
Up and over garage door. Wooden door to the rear. Power and lighting.

### Exterior

To the front of the property there is a gravel parking area with steps leading up to a decked patio and the garden area which is laid to lawn with seasonal shrubbery and plants.  
Patio paving slabs wrapping around the property from the front to the side, with timber decking outside the side elevation entrance.  
Underground oil tank.

### Additional Information

We are led to believe the property is freehold and Council tax Band E.

### Services

The water supply is connected to the mains. A domestic sewage treatment and shared plant.  
The heating is an oil fired sealed system. Broadband is cable. Mobile network coverage is 4G.  
Please note: services and appliances have not been tested by the agent.



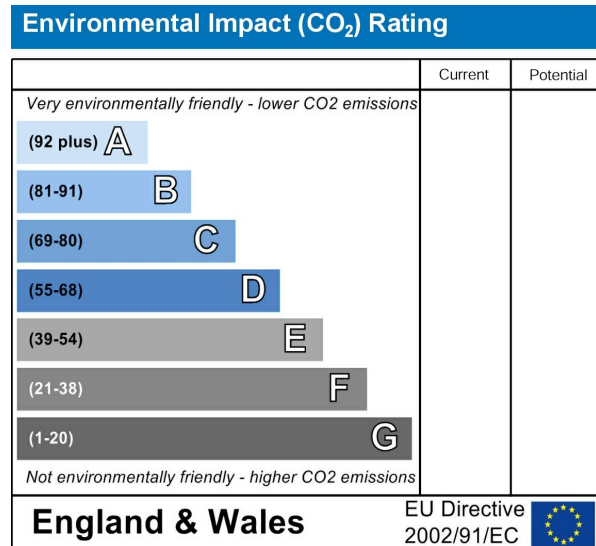
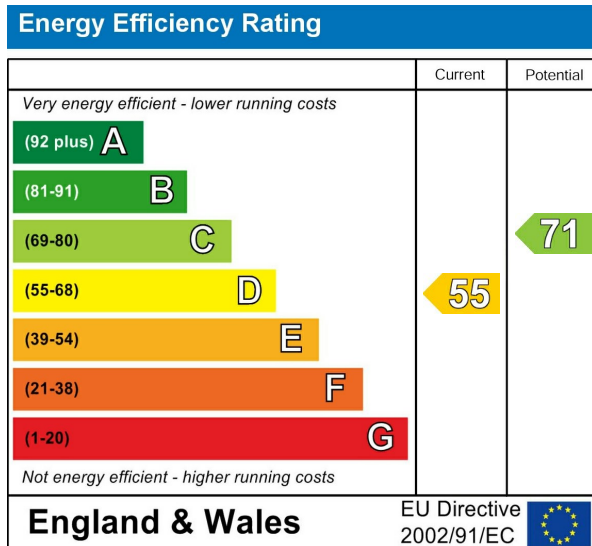
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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