



High Street,
Offers In Excess Of £325,000



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High Street, Eccleshall, Stafford
Offers In Excess Of £325,000

INVESTMENT OPPORTUNITY IN ECCLESHALL! Wonderful opportunity to own one of Eccleshall's most prominent buildings. This fabulous building has been converted to house a ground floor shop and a two bedroom first floor apartment right on the High street itself. There are tenants in Situ for both parts and each would like to remain so this purchase comes with an immediate rental return. The property is currently generating approximately £14,500 per annum with the possibility of increasing in the near future. Viewings are essential to fully appreciate this fabulous prospect so call us today to arrange yours. EPC Grade = Pending

MAIN ENTRANCE

GROUND FLOOR

SHOP AREA

Entered through a secure door into the great size open shop area.

STOCK ROOM

Handy sizeable stock room

KITCHEN

Useful kitchen area with sink and drainer, cupboards etc

OFFICE

Perfect for admin.

CLOAKROOM/WC

Cloakroom with low level flush WC and wash hand basin.

FIRST FLOOR

ENTRANCE HALL

As you enter the property you are immediately greeted with the double height ceilings and old wooden framed beams dating back to 1884. The hallway is carpeted throughout and benefits from a window in the ceiling that fills the hallway with light.

LOUNGE

This is a generous space that would allow a comfortable living space for a family, single adult or couple. This room features a large bay window that looks out onto the high street as well as the double height ceilings.

KITCHEN

Just off the large living room is this well fitted kitchen comprising of base and eye level units along with a built in cooker, hob and extractor fan.

CLOAKROOM/WC

Just off the landing is this small cloakroom which houses a low level WC and wash hand basin. The room is lit by a skylight window in the ceiling.

MASTER BEDROOM

This master bedroom would easily fit a double bed and then have plenty of room for additional storage as well. The master bedroom also has an en-suite.

EN-SUITE BATHROOM

This spacious En-suite contains a bath with shower screen and shower, toilet and sink. Everything you could ever need from a bathroom.

BEDROOM TWO

Another generous bedroom that would be ideal for a second bedroom or even just a guest room.

EN-SUITE BATHROOM

This en-suite also comes fitted with a bath, shower and screen over the bath as well as a toilet and sink. The floor in the bathroom is a tile effect.

FLOORPLAN



For full EPC please contact the branch



Total floor area 174.0 sq. m. (1,873 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

