



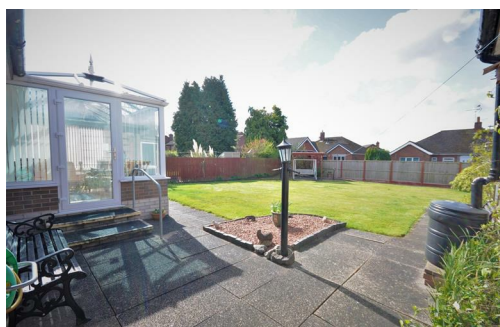
183, Lichfield Road, Stone, ST15 8QB



Asking Price £450,000

REDUCED PRICE - MOTIVATED VENDOR - NO UPWARD CHAIN

An opportunity to buy a large detached bungalow with a south west facing garden set in a prime position on Lichfield Road. In need of some modernisation but offering spacious and flexible accommodation comprising: entrance porch, reception hallway, lounge diner, conservatory, breakfast kitchen, rear hall /utility area, guest cloakroom, integral garage, three double bedrooms and a modern shower room. The property is approached via a block paved driveway providing generous off road parking before a carport with the garage beyond, also with mature well maintained front and rear gardens, Upvc double glazed windows and doors throughout, gas central heating. Located within easy reach of commuter routes and walking distance of Stone town centre, the canal and other local amenities.



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Entrance Porch

Two Upvc double glazed doors with matching side light open to the porch. With quarry tile floor and further Upvc double glazed door with side light opening to the hallway.

Reception Hallway

An impressive large reception hallway offering ceiling coving, recessed ceiling lights, alarm pad, radiator and carpet.

Lounge Diner

A spacious open plan reception room with Upvc double glazed bay window to the front elevation, second window to the side aspect, ceiling coving, inset coal effect electric fire, two radiators, two wall lights, Virgin Media connection and carpet.

Conservatory

A modern and good size additional reception area. A Upvc double glazed panel construction conservatory with vaulted roof, recessed ceiling lights plus a centre light / fan, opening top windows, radiator, planked oak engineered flooring and doorway to the rear patio and garden.

Breakfast Kitchen

Fitted with a range of wall and floor units, under wall unit lighting, marble effect work surfaces, tiled splash-backs and inset enamel 1 1/2 bowl sink and drainer with chrome mixer tap. Ceiling coving, Upvc double glazed window overlooking the rear garden, radiator, tiled floor, TV connection and doorway to the rear hallway. With plumbing for a dishwasher and space for a free standing cooker.

Rear Hall / Utility

Offering recessed ceiling lights, tiled floor, doorways to the guest cloakroom and garage/workshop, two Upvc part obscure double glazed external doors to the front and rear aspects. With wall mounted Worcester Greenstar Ri gas central heating boiler, plumbing for a washing machine and spaces for both a tumble dryer and upright fridge freezer.

Guest Cloakroom

Fitted with a suite comprising; low level push button WC and vanity wash hand basin with chrome mixer tap. Upvc obscure double glazed window to the side elevation, fully tiled walls and floor.

Bedroom One

With Upvc double glazed bay window to the front of the property, built-in wardrobes and storage to one wall, ceiling coving, radiator and carpet.

Bedroom Two

Offering a Upvc double glazed window to the side elevation, ceiling coving, pedestal wash hand basin with chrome taps, radiator and carpet.

Bedroom Three

A third double bedroom, presently used as a study with ceiling coving, built-in wardrobes and storage, radiator, carpet and an aluminium double glazed sliding door opening to the conservatory.

Shower Room

Fitted with a white suite comprising: inset low level push button WC, vanity wash hand basin with chrome mixer tap, shower enclosure with Triton Belize electric shower system. Upvc obscure double glazed window to the side aspect, chrome towel radiator, loft access, fully tiled walls and floor.

Outside

The property is approached via a block paved driveway providing generous road parking before a large carport and garage. The garage is presently used as a workshop with an electric roller shutter door, power and lighting.

Front

The front garden offers a lawn, stocked shrub border, part walled and part timber fence panelled boundaries, side access to the rear garden via a wrought iron gate and block paved pathway.

Rear

The delightful enclosed, private and south west facing rear garden offers a paved patio, lawn, stocked and gravelled borders, a large storage/tool shed, external water and power connections.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

No Upward Chain

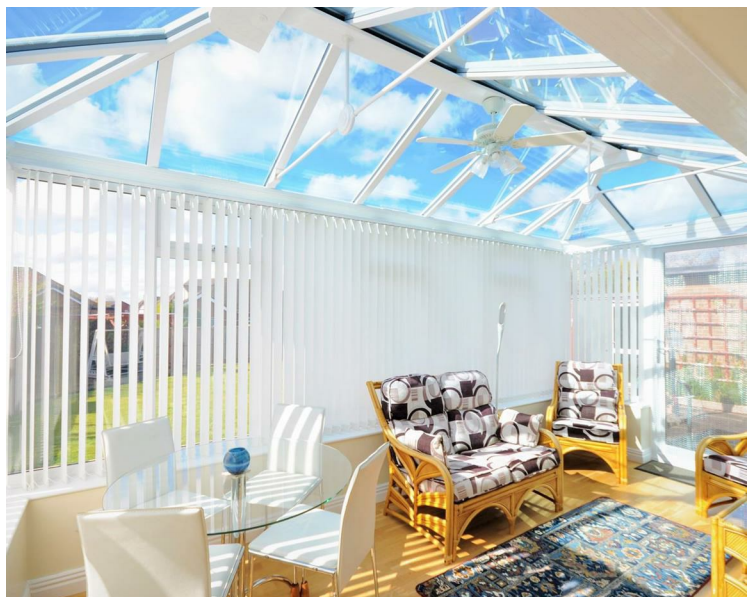
Services

Mains gas, electricity, water and sewerage.

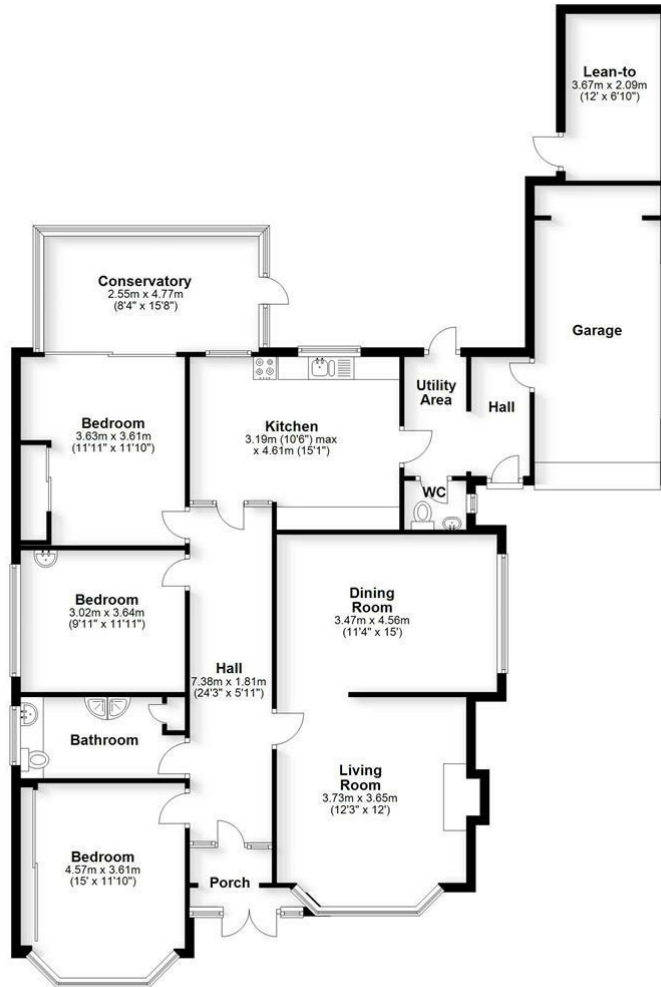
Gas central heating.

Viewings

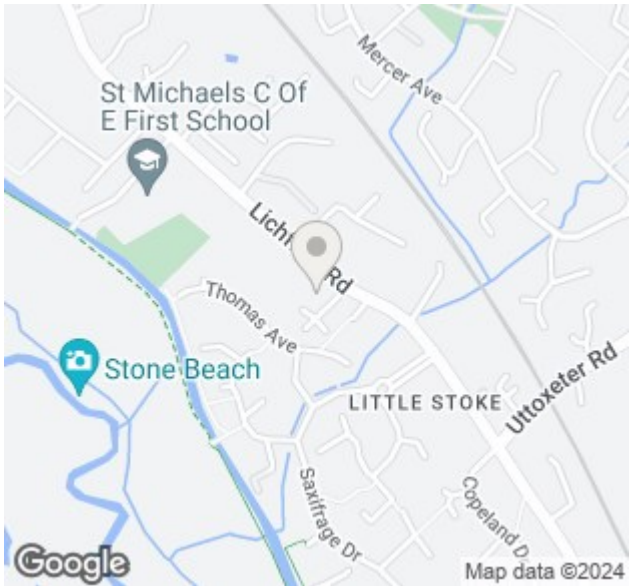
Strictly by appointment via the agent.



Ground Floor



Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanIt.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 63	Potential: 80
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current: 55	Potential: 69
England & Wales	EU Directive 2002/91/EC