

**Tinsley
Garner**
independent property expertise



2, Fernhurst Close, Stone, ST15 8PS



Asking Price £359,000

REDUCED PRICE - NO UPWARD CHAIN

A newly refurbished detached bungalow in a sought after cul-de-sac location ½ mile south of the town centre off the Lichfield Road, The property has undergone a 'top to bottom' refurbishment and having been extended previously offers far more accommodation than first meets the eye, featuring a spacious sitting room with garden aspect, stylish open plan kitchen with space for dining, three bedrooms, en-suite shower room and a guest bathroom. Step outside and you will find a cosy rear garden which is very private and offers plenty of space for outdoor living. The property itself is fully modernised featuring updated electrics, new central heating boiler, new windows and doors, new kitchen, two new bathrooms and carpets and decor throughout. Great location within easy reach of local amenities.



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<https://www.tgprop.co.uk>



Entrance Hall

Spacious reception area with upvc part glazed front door and wood effect flooring. Radiator. Access hatch to loft space.

Lounge

A spacious sitting room which has a full width window to the rear and door opening to a cosy raised deck area. Chimney breast with connections for a wall mounted TV. Radiator.

Dining Kitchen

A spacious open plan kitchen with ample room for a dining table. The kitchen features an extensive range of wall & base cupboards with traditional style painted cabinet doors and co-ordinating quartz effect surfaces with inset sink unit. Fitted appliances comprise; ceramic induction hob with stainless steel extractor hood, eye level electric oven, full integrated dish washer, refrigerator, freezer and washing machine. Inset low energy lighting. Radiator. Corner window overlooking the patio & garden, 'back' door to the side.

Main Bedroom

Double bedroom with side facing window overlooking the garden. Radiator.

En-suite Shower Room

Everything you need and nothing you don't! This compact, fully functional en-suite features a corner shower enclosure with glass screen and electric shower, and WC with integrated hand basin. Wood effect flooring.

Bedroom Two

Double bedroom with window to the front of the bungalow. Radiator.

Bedroom Three

Window to the front of the bungalow. Radiator.

Guest Bathroom

Featuring a white suite with 'P' shape bath with glass screen and thermostatic shower, wall mounted wash stand & bowl & WC. Wood effect flooring and part ceramic tiled walls. Inset low energy lighting. Window to the side of the bungalow.

Outside

The property is approached via a private driveway providing ample off road parking before a large carport.

General Information

Services: Mains, gas, water, electricity & drainage. Gas central heating

Council Tax Band D

Tenure: Freehold

Viewing by appointment

For sale by private treaty,,subject to contract.
Vacant possession on completion.

Services

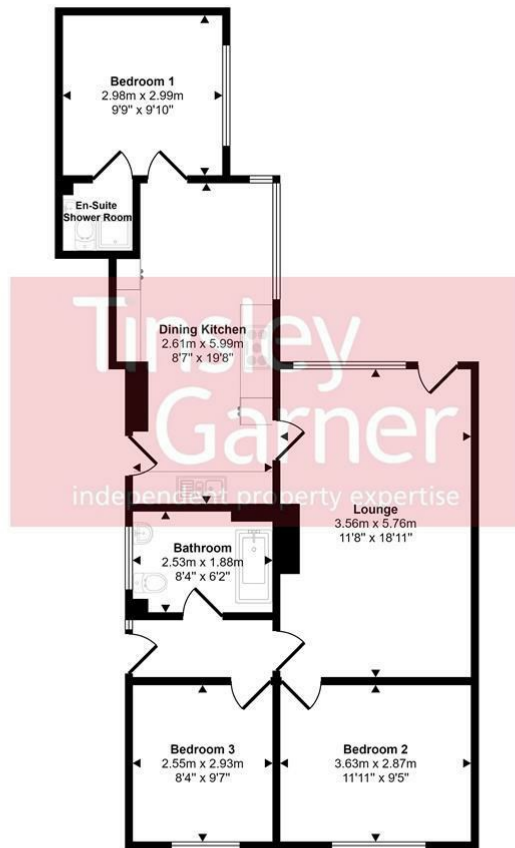
Mains water, electricity, gas and drainage.

Viewings

Strictly by appointment via the agent.

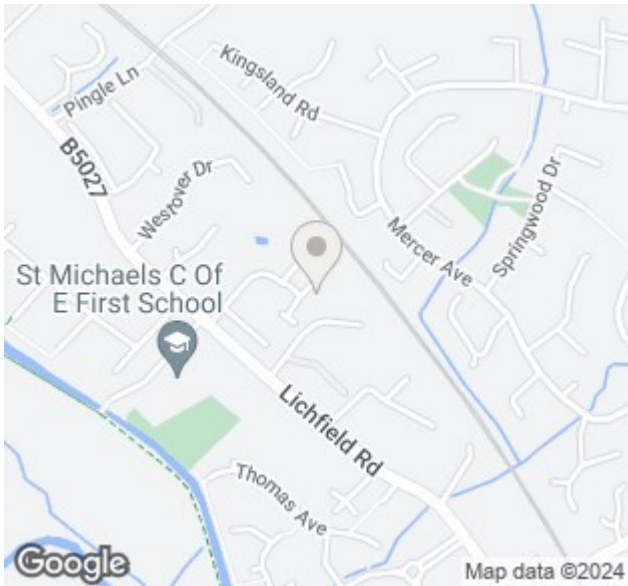


Approx Gross Internal Area
76 sq m / 819 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		67	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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