



147a, Lichfield Road, Stone, ST15 8QB



**Asking Price £480,000**

A rare, if not unique opportunity to acquire a detached bungalow in a sought after residential locale with planning consent for re-development. Whilst the bungalow itself is very nice and a property you could happily call 'home,' the current owners have seized the opportunity to maximise the potential of the plot and have plans approved for a rather swish looking contemporary house, achieved by extending and re-developing the footprint of the existing property turning it from 2 bed bungalow into a 5 bed, 4 bath family home with 2 car garage. The bungalow occupies a large and very private plot with sunny south westerly aspect to the rear in a suburban location about ½ mile south of Stone town centre, close to St Michael's primary school and convenient for all the amenities the town has to offer.



01785 811 800

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



#### Enclsoed Porch

#### Entrance Hall

Spacious reception area with glazed inner door and window, skylight window. Recess area with space for a desk. Radiator.

#### Lounge

A lovely living space which features full width french doors giving direct access to the gardens & patio, chimney breast with wooden mantle ., tile hearth and 'Godin' solid fuel stove. Radiator.

#### Sitting Room

The sitting room is open plan to the kitchen forming a large living & entertaining space and features full width French doors to the rear with access to the patio and gardens. Herringbone pattern oak block flooring, TV aerial connection and 'Hwam' wood burning stove on a quarry tile hearth. Radiator.

#### Kitchen

The kitchen features an extensive range of wall and base cabinets with traditional style painted doors and contrasting black granite effect work surfaces with inset 1½ bowl sink unit. Fitted appliances comprising stainless steel gas hob with splash panel and extractor over, eye level double oven, integrated refrigerator and plumbing for dish washer. Window to the side and door through to the enclosed rear porch.

#### Rear Porch

Fully enclosed rear porch with access to the garage and 'back door' to the patio.

#### Utility Room

Adjoins the rear porch with fitted work surface and plumbing for washing machine.

#### Bedroom 1

Double bedroom with window to the front of the bungalow. Built-in wardrobe with sliding mirror doors. Radiator.

#### En-Suite Cloakroom

With white WC and vanity basin. Ceramic wall tiling to half height. Window to the side of the bungalow.

#### Bedroom 2

Double bedroom with window to the front of the bungalow. Built-in wardrobe with sliding mirror doors. Radiator.

#### Shower Room

With white suite comprising: over size shower enclosure with glass screen and electric shower, pedestal basin & WC. Ceramic wall tiling to half height and chrome heated towel radiator. Window to the side of the bungalow.

#### Outside

The bungalow occupies a large plot with gardens front and rear,

with good frontage providing parking for several cars, combined with a tandem double length garage. To the rear there is a large private enclosed garden with sunny south westerly aspect which is tiered over several levels featuring paved patio areas to the side and rear, lawn garden and mature borders with a variety of shrubs, trees and flowers. Perfectly located for those of you who prefer to travel 'a pied' being just a little over half a mile from Stone town centre and strolling distance to St Michael's primary school and Stone Cricket Club.

#### General Information

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

#### Council Tax Band E

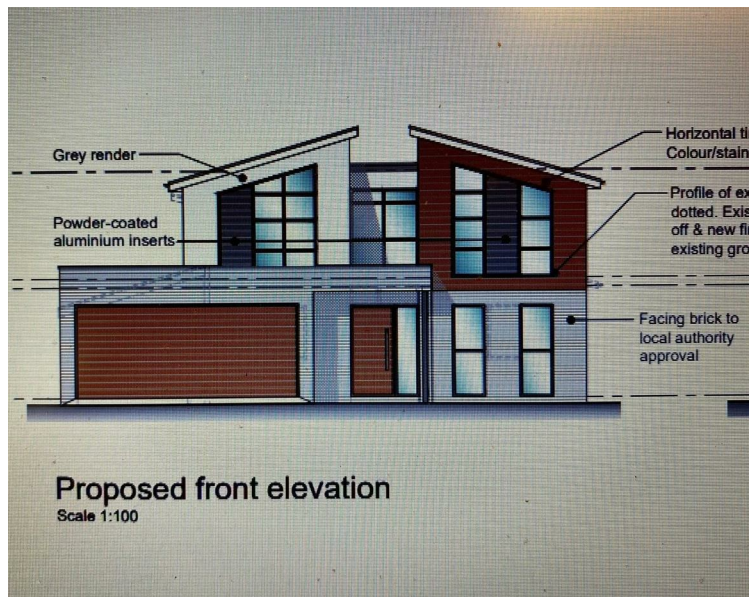
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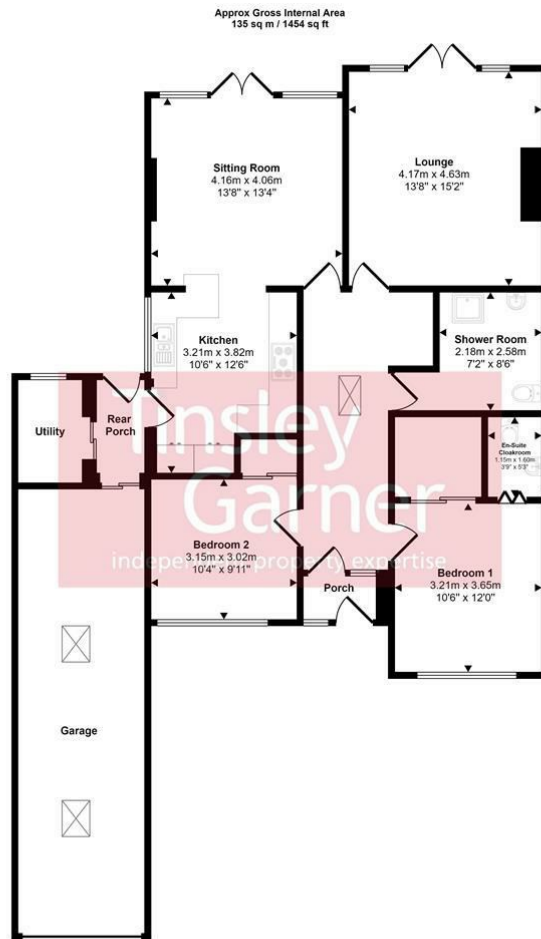
#### Viewing by appointment

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

#### Planning Consent

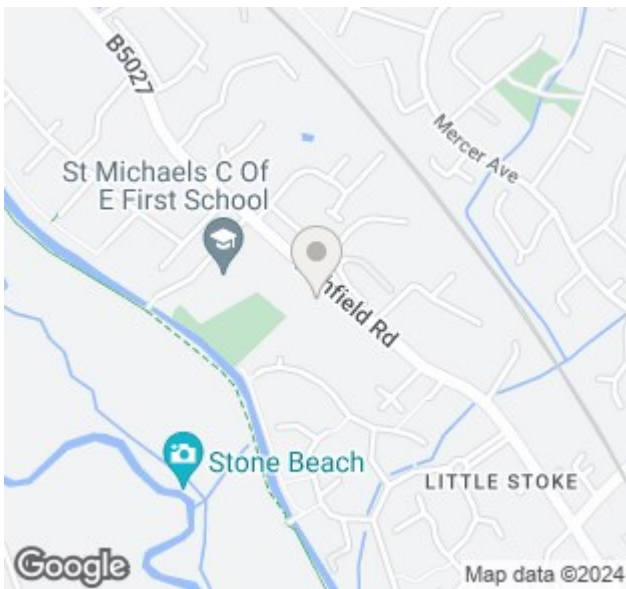
Planning consent has been granted for re-development of the existing bungalow to form a contemporary style detached house. Details of the application can be viewed online at the Stafford Borough Council Planning Portal using the application number 20/33518/HOU. Permission was formally granted on 23rd February 2022.





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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		55	69
England & Wales		EU Directive 2002/91/EC	