

**Tinsley  
Garner**  
independent property expertise



18, The Fillybrooks, Stone, ST15 0DJ



£160,000

Arguably one of the best traditional mid-terrace properties currently on the market in Stone. Well appointed and presented throughout with spacious accommodation comprising: entrance porch, dining room, living room with wood burning stove, modern kitchen with integral appliances, separate utility, guest cloakroom, two double bedrooms and a modern bathroom. Also benefitting from Upvc double glazed windows and doors throughout, gas combi central heating and front pavement parking. No Upward Chain - Early Viewing Essential



01785 811 800

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





#### Entrance Porch

A Upvc part obscure double glazed front with window light above door opens to the porch. With fitted door mat and doorway opening to the dining room.

#### Dining Room

With two wall lights, Upvc double glazed window to the front elevation, radiator, under stairs storage cupboard, scrubbed oak effect laminate flooring, archway to the living room and doorway to the first floor stairs.

#### Living Room

A cosy reception room offering a chimney breast opening with oak mantle, brick back, tiled hearth and inset wood burning stove. Upvc double glazed window to the rear aspect, radiator, carpet, Virgin Media connection, doorways to the kitchen and first floor stairs.

#### Kitchen

A modern kitchen fitted with a range of wood effect wall and floor units, contrasting work surface and breakfast bar with tiled splash-backs and inset stainless steel sink and drainer with chrome mixer tap. Recessed ceiling lights, Upvc double glazed window and external door to the side aspect, scrubbed oak effect laminate flooring and archway to the utility.

Appliances include: ceramic electric hob with extractor hood and light over, integral electric oven.

#### Utility

Matched to the kitchen with wood effect wall and floor units, contrasting work surface. Upvc obscure double glazed window to the side elevation, scrubbed oak effect laminate flooring and doorway to the guest cloakroom. Wall mounted Worcester Greenstar 30si gas combi central heating boiler, plumbing for a washing machine and space for an upright fridge freezer.

#### Guest Cloakroom

With white low level push button WC, radiator, fitted wall cupboard, mirror and scrubbed oak effect laminate flooring.

#### First Floor

##### Stairs & Landing

With carpet throughout.

##### Bedroom One

With Upvc double glazed window to the rear aspect, ceiling coving, radiator, carpet, doorway to the en-suite bathroom, and storage cupboard with access to the loft. The loft has a drop down ladder, light and is boarded with carpet offering plenty of storage space.

##### En-suite Bathroom

Fitted with a modern white suite comprising: vanity wash hand

basin with storage unit and chrome mixer tap, inset low level push button WC, standard bath and panel with chrome showerhead mixer tap, fully tiled 1200mm shower enclosure with mains thermostatic shower system. Recessed ceiling lights, Upvc obscure double glazed window to the rear elevation, loft access, part tiled walls, radiator, extractor fan, chrome towel radiator and tile effect vinyl flooring.

##### Bedroom Two

A second double bedroom offering a Upvc double glazed window to the front of the property, radiator and carpet.

##### Outside

Pavement parking is available to the front of the property.

##### Front

With low boundary front wall, stocked shrub border, gravelled frontage and steps to the front door.

##### Rear

To the rear of the house is a brick laid courtyard with boundary wall and wooden rear access gate.

##### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band B

No upward chain

##### Services

Mains gas, water, electricity and drainage.

Gas combi central heating.

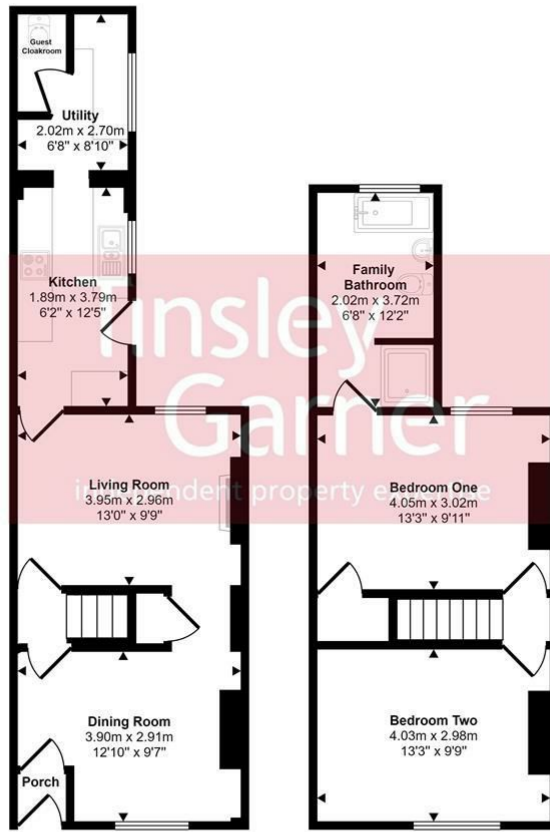
##### Viewings

Strictly by appointment via the agent.





Approx Gross Internal Area  
77 sq m / 831 sq ft



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		59	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	