

**Tinsley  
Garner**  
independent property expertise



2, Old Road, Barlaston, ST12 9EQ



Offers Over £500,000

Location, potential, location! An excellent opportunity to acquire a beautifully refurbished traditional family home at the very heart of this popular and sought after Staffordshire village. This really is a lovely property which has been extensively upgraded and remodelled by the current owners to create a comfortable house with more than enough space to accommodate a growing family. More spacious than outer appearances might suggest featuring; a welcoming entrance hall, three reception rooms, kitchen and separate utility, complemented by four good size bedrooms, stylish family bathroom and master suite with dressing room and en-suite. Step outside and you will discover a large mature garden with plenty of space for outdoor living and not overlooked from the rear, plenty of off road parking and a detached garage. Superb location skipping distance from Barlaston village centre and within easy reach of the canal tow path and Downs Banks.



01785 811 800

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



**Porch**  
Fully enclosed storm porch with upvc windows and composite outer door, ceramic tile floor.

**Hallway**  
A bright & welcoming entrance hall with half glazed wooden front door and its original black and white mosaic tile floor in gleaming condition. Window to the side of the house and wooden staircase to the first floor landing. Radiator.

**Dining Room**  
The dining room has been re-purposed by the owners as a den, featuring a bay window to the front of the house and exposed brick chimney breast. Glazed double doors leading through to the lounge. Radiator.

**Lounge**  
A lovely sitting room with adjoining open plan dining area and French doors to the side opening to the garden room. Herringbone pattern oak wood block flooring extending through to the dining area and chimney breast with period style fireplace, raised tile hearth and wood burning stove. Feature ceiling beams, stained glass porthole window and cornice with concealed LED lighting. Radiator.

**Garden Room**  
A quiet sitting room with French doors leading off the lounge. Upvc double glazed windows and glazed roof, ceramic tile floor and French doors opening to the side of the house. Radiator.

**Dining Area**  
Adjoins the lounge with windows to both sides and French doors to the rear opening to the patio. Radiator.

**Kitchen**  
The kitchen features and extensive range of wall & base cupboards with contemporary style high gloss cabinet doors and wood block effect work surfaces with inset sink unit and mixer tap. Rangemaster gas cooker with stainless steel extractor and plumbing for dish washer. Ceramic tile floor and part tiled walls. Windows to the side and rear of the house. Feature beamed ceiling with inset low energy lighting. Radiator.

**Utility Room**  
Fitted wall & base cupboards with work surface and inset sink unit, plumbing for washing machine. Ceramic tile floor and wall tiling to full height, chrome heated towel radiator. Rear facing window and glazed outer door.

**Cloakroom**  
With White WC and hand basin. Ceramic tile floor and wall tiling to full height.

**Landing**  
A spacious landing area with windows to the front and side of the house and staircase to the second floor accommodation. Radiator.

**Bedroom 2**  
Double bedroom with window to the rear of the house. Radiator.

**Bedroom 3**  
Double bedroom with window to the front of the house. Fitted wardrobes to one wall with sliding mirror doors. Radiator.

**Bedroom 4**  
Generous single bedroom with window to the side of the house. Radiator.

**Bathroom**  
A stylish modern bathroom featuring a white suite with; whirlpool bath, walk-in shower enclosure with glass screen and overhead rain shower, wall hung vanity basin and WC. Illuminated mirror, chrome heated towel radiator. Ceramic tile floor and wall tiling to full height.

**Second Floor Landing / Dressing Area**  
The top floor of the house features a clever loft conversion to create a self-contained master suite. Staircase leading to a dressing area with fitted wardrobes and dressing table, skylight and window to the side, airing cupboard with wall mounted gas fired combi boiler. Radiator.

**Main Bedroom**  
A large double bedroom with fitted wardrobes and storage to one wall, wood effect flooring and rear facing window. Radiator.

**En-Suite Shower Room**  
Featuring a white suite with vanity basin and enclosed cistern WC, walk-in shower with glass screen and thermostatic shower. Radiator. Ceramic tile floor. Rear facing window.

**Outside**  
Sunnyside occupies a large plot with good frontage and gated, block paved driveway with parking for 4 cars and a detached single garage to the rear. Enclosed rear garden with a large paved patio extending across the rear of the house with steps down to a lawn garden with planted borders, covered seating area and outdoor bar!

The house is in a super location just moments walk from the village centre, local shops, dentist and health centre.

**General Information**  
Services; Mains gas, water, electricity & drainage. Gas central heating.

Council Tax Band E

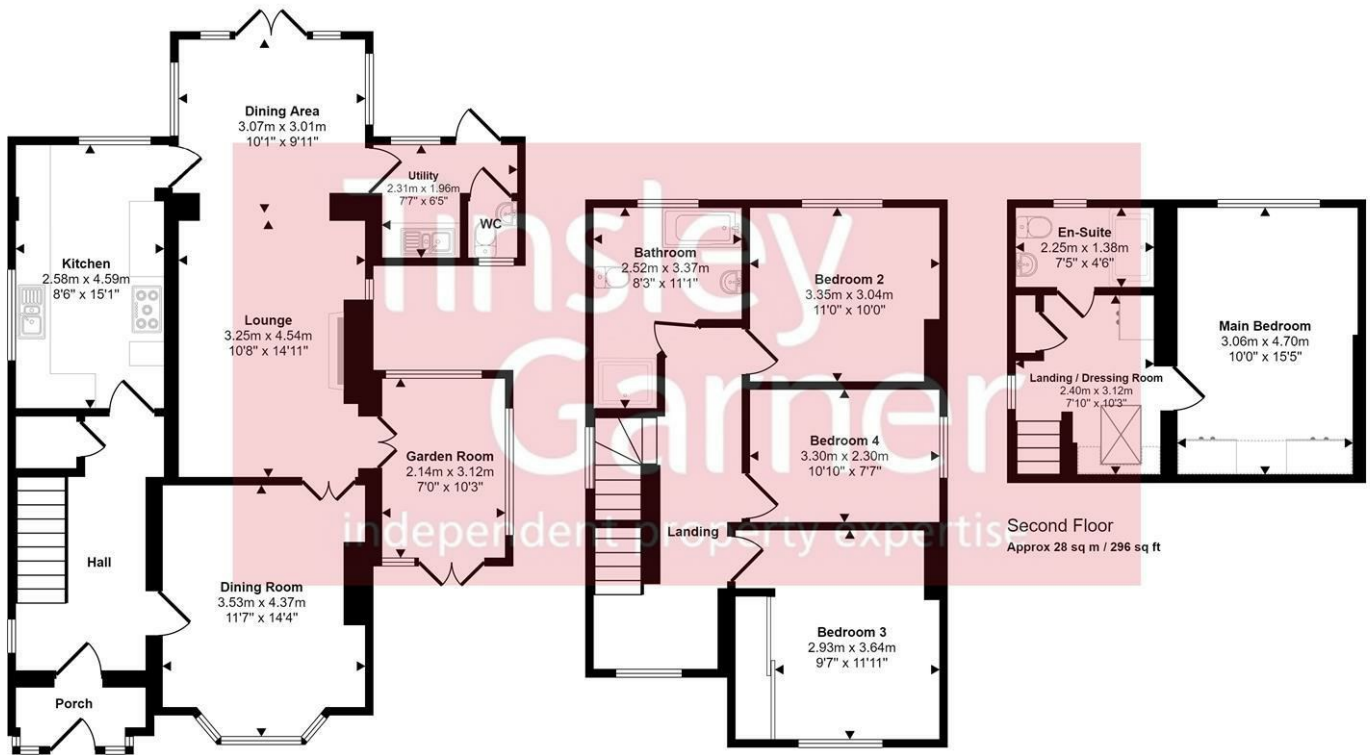
Tenure Freehold

Viewing by appointment

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



Approx Gross Internal Area  
161 sq m / 1729 sq ft

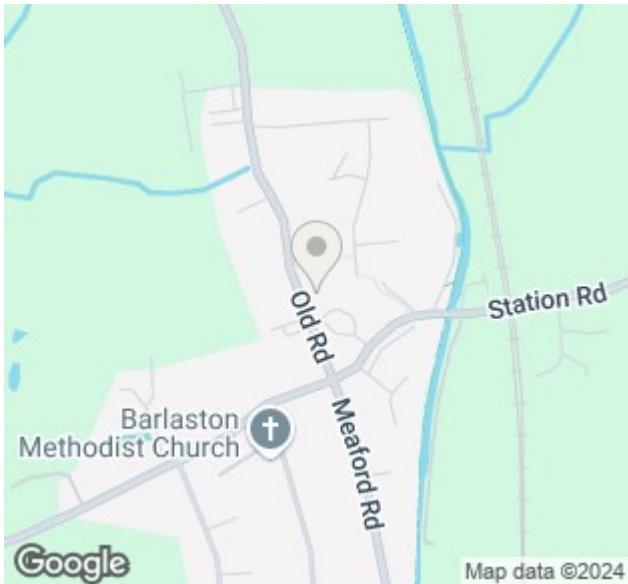


Ground Floor  
Approx 80 sq m / 865 sq ft

First Floor  
Approx 53 sq m / 568 sq ft

Denotes head height below 1.5m

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		70	77
(55-68) D			
(39-54) E			
(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			
(81-91) B			
(69-80) C			
(55-68) D		55	69
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	