



9, Fox Hollow

Eccleshall Staffordshire ST21 6SW

EDGE
GOODRICH
ESTATE AGENTS

A smartly presented four bedroom detached house in a popular residential location within easy walking distance of the centre of Eccleshall.

£350,000

Property Overview

A Very Smartly Presented Family Home
Popular Residential Location
Attractive Through Lounge Dining Room
Upvc Double Glazed Conservatory
Kitchen With Integral Appliances
Utility Room And Guest Cloakroom
Four Good Sized Bedrooms
Master Bedroom With Ensuite
Pleasant Rear Garden
UPVC Double Glazing Gas Central Heating



Fox Hollow is a much sought after spot, close to the centre of Eccleshall and within easy reach of the M6 motorway at junction 14 to the south and 15 to the north. It's also a short commute to the country town of Stafford with its mainline railway station providing regular intercity services to London, Birmingham and Manchester.

The property occupies a pleasant position off the main thoroughfare towards the head of a quiet cul-de-sac and has off road parking on the front driveway from where there is also access to the integral single garage. The front door opens into the Entrance Hall from where the stairs rise to the





first floor and a door opens into leads into the Sitting Room. The Sitting Room has a box bay window looking out to the front of the property a stylish freestanding log burning stove and is open through to the Dining Room and onto the conservatory to the rear with views over the garden. Contemporary, engineered wood flooring in the sitting room follows through into the dining room, unifying the two spaces. The kitchen, at the rear, overlooks the rear garden and is fitted with an attractive range of wall and base units, integral appliances comprise a five ring gas hob, an electric double oven, dishwasher and a fridge freezer. Doors from the kitchen open to a useful under stairs pantry, the garage and the Utility Room. The utility room is fitted with additional units and has plumbing under for an automatic washing machine. There is a smart guest cloak room with WC and wash hand basin off the utility. An external door offers access from the side of the property.



There are four well proportioned bedrooms on the first floor, arranged around a central landing. The master bedroom to the front has fitted wardrobes with sliding doors and a smart en-suite shower room with separate shower enclosure, wash hand basin and WC. The remaining three bedrooms are served by an equally well appointed principal bathroom comprising a smart white suite with a roll top bath, a wash hand basin and WC.

The rear garden has been set out by the current owners as a wildlife haven and has an area of wildlife lawn, a garden shed and raised borders. There are steps up to a higher tier where there is an attractive wildlife pond and mature planting. As side access leads back to the front of the property.

The property is presented in wonderful decorative order throughout.



ADDRESS:
30 High Street
Eccleshall
Staffordshire
ST21 6BZ

edgegoodrich.co.uk

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Edge Goodrich in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Edge Goodrich nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, plans etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Floorplans are intended as a guide to layout only and should not be scaled.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. Services, Appliances and Fixtures and Fittings: The services, appliances fixtures and fittings have not been tested by the selling agents and the inclusion of such items in the sale should be confirmed by the seller's legal advisors.

5. VAT: The VAT position relating to the property may change without notice. Edge Goodrich is a limited company registered in England with registered number 07632381.

EMAIL:
property@edgegoodrich.co.uk

TEL:
01785 850 222

twitter.com/EdgeGoodrich

facebook.com/EdgeGoodrich