

Shared Ownership
Hollingworth Close
Stone ST15 0GU
£76,000 Leasehold



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john bee

STAFFORD

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If you are looking to get on the property ladder or downsize, this property is for you with a 40% share in the ownership. The property comprises of two floors. The ground floor starts with an entrance hall with guest WC and utility area, kitchen, lounge/dining room and stairs to the first floor. The first floor has the landing, two bedrooms and bathroom with bath (shower over), sink and toilet. Based in a lovely quiet village of Yarnfield which has a thriving community with a primary school and a variety of local services. There is good access to the A34 and Stone which provides good shopping with a supermarket as well as local and regional shops. Not only do you have easy access to the A34 but also to the M6.

- Shared Ownership
- First Time Buyers
- Semi-detached
- Two Bedroom
- Lovely Area
- Close To A34 & M6
- Quiet Village



Ground Floor

Entrance Hall 2.66m x 0.95m

Enter through composite door, access to cupboard, WC, Lounge and kitchen. Radiator by the front door.

Separate WC 1.36m x 1.59m

Lino flooring, close coupled WC, pedestal wash basin and radiator.

Utility Room

Kitchen 1.90m x 2.66

Tiled flooring, fitted units below and over head, integral oven and gas hob. Stainless steel sink and draining board, UPVC double glazed window to the front elevation. Space for a fridge freezer.

Lounge/Diner 4.54m x 3.34m

Carpeted flooring, radiator, UPVC patio doors and windows onto the rear garden. Access to carpeted stairs.

First Floor

First Floor Landing 1.84m x 0.82m

Carpeted flooring, access to Bedrooms and Bathroom.

Bedroom One 3.90m x 2.82m into alcove

Carpeted flooring, two UPVC Double glazed window to the front elevation and radiator.

Bedroom Two 3.91m x 2.43m into alcove

Carpeted flooring, UPVC Double glazed window to rear elevation, Storage cupboard and radiator.

Family Bathroom 1.88m x 1.84m

Lino flooring, panel bath with overhead shower and glass shower screen. Close coupled WC and a pedestal wash basin. UPVC double glazed frost window to the side elevation.

Outside Rear



The rear garden is enclosed and accessed from a patio door in the lounge. From the side of the rear garden, steps lead down to a side gate giving access out onto the road.

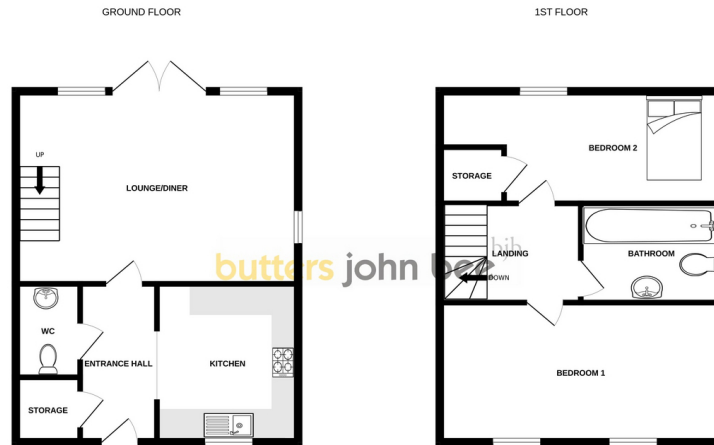
Outside Front

The property has a small garden area to the front with a pathway leading to the front door. There is one designated car parking space to the front of a neighbouring property.









Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, rooms, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given. Made with Metagix ©2023

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | 96 |
| (92+) A | | |
| (81 to 91) B | 82 | |
| (69 to 80) C | | |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental (CO₂) Impact Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | 99 |
| (92+) A | | |
| (81 to 91) B | 86 | |
| (69 to 80) C | | |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



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