

Clothier & Day

Independent Estate & Letting Agents

6 THE BULL RING, WESTON, NR STAFFORD, ST18 0JL

SUPERBLY PRESENTED, 2 BED VICTORIAN ERA COTTAGE & CONSERVATORY



OFFERS IN THE REGION OF: £239,995

DIRECTIONS: Leave Stafford town centre via the A518 Weston Road. Continue past the University, Weston Road High School, the County Show Ground and Weston Hall until you reach the much sought after village of Weston. Turn right into Green Lane, then second left into Old Road. The Bull Ring can then be found off the right hand side of the road.

The popular village of Weston lies just off the A51 Stone to Rugeley road, it has a village green, church and two public houses, both with restaurants. Weston is situated to the west side of the county town of Stafford, and is approximately 5 miles from the town centre, with its wide range of high street shops, mainline Intercity railway station and general hospital. Stafford has direct access to the national motorway network via the M6, which also gives access to the M6 Toll Road.

Accommodation in brief: **SPACIOUS DINING ROOM. GOOD SIZE RE-FITTED KITCHEN. GREAT LOUNGE. LARGE CONSERVATORY. TWO FIRST FLOOR BEDROOMS. SUPERB BATHROOM. FRONT FORE GARDEN. GREAT, WELL LAID OUT WALLED GARDEN. DOUBLE GLAZED. GAS CENTRAL HEATING. PARKING FOR TWO VEHICLES & VISITOR PARKING TO THE COURTYARD AREA. VERY POPULAR VILLAGE LOCATION. INTERNAL VIEWING ESSENTIAL TO FULLY APPRECIATE THIS SUPERBLY PRESENTED READY TO MOVE INTO COTTAGE. PERFECT FOR DISCERNING PROFESSIONALS OR PEOPLE WHO ARE LOOKING TO DOWNSIZE.**

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Ground Floor



First Floor



Weston



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This superbly presented character Cottage is entranced via a UPVC double glazed door providing access to

DINING ROOM (3.81m (12ft 6ins) x 3.00m (9ft 10ins))
This spacious room has a front facing UPVC double glazed window with wall mounted double panel radiator below. The flooring is laid in Parquet wood. Cloaks hanging space to the right hand side. Decorative beams to the ceiling. Power points. To the end of the room there is an archway leading to the good sized family Kitchen and a further archway to the right hand side leading to

FAMILY LOUNGE (4.95m (16ft 3ins) x 3.07m (10ft 1ins)) Having front facing UPVC double glazed window. Double width timber doors leading to the large Conservatory. There is a brick built chimney breast with timber mantel to the fire surround and fitted gas fire. Storage cupboard to the left hand side. Double panel radiator. Tiled flooring. Useful under stairs storage cupboard and return stairs give access to the first floor. Power points and TV point. Wall light point. Beams to ceiling

CONSERVATORY (5.08m (16ft 8ins) x 2.66m (8ft 9ins))
This spacious Conservatory has a tiled floor and panelled radiator run off the central heating system. Wall light points. Power points. Rear facing timber and glazed double width French style doors with deep window unit to the right hand side leading out the superb courtyard garden.

FITTED KITCHEN (4.42m (14ft 6ins) x 2.41m (7ft 11ins))
This good sized Kitchen has two rear facing UPVC double glazed windows. To the right hand side there is a UPVC double glazed exit door that leads out to the rear garden. There are a good number of base and wall units situated around the room providing ample storage space and complementary work surfaces. Integrated electric oven with 4-ring gas hob over and extractor canopy above. There is a ceramic one and half bowl single drainer sink top with hi-neck mixer tap. Integrated dishwasher. Integrated automatic washing machine along with refrigerator and separate freezer. The flooring is laid in a ceramic tile. There is a breakfast bar to the far end of the room. Wall storage and display cupboards are also provided. Complementary tiled walls. Power points. Panel radiator.

FIRST FLOOR ACCOMMODATION

Return stairs lead to the landing area and to the return there is a Velux double glazed window. Double power point to the return. The landing area also has a power point. Built-in cupboard for storage and housing the Baxi gas boiler for both central heating and hot water. Smoke alarm. Beam to the landing area.

BEDROOM 1 (3.63m (11ft 1ins from robe fronts) x 3.10m (10ft 2ins)) Having side facing UPVC double glazed

window. Panel radiator. Decorative beam to ceiling. Power points. Built-in wardrobe for both hanging and storage space.

BEDROOM 2 (2.97m (9ft 9ins) x 2.13m (7ft 0ins))
Having front facing UPVC double glazed window. Panel radiator. Power points. Decorative beam to ceiling.

FAMILY BATHROOM (1.95m (6ft 5ins) x 1.62m (5ft 4ins)) Having rear facing double glazed Velux window. The suite, which is in Classic White, comprises of a close coupled WC, pedestal wash hand basin with chrome plated taps. Panelled bath with chrome plated bath taps and there is a wall mounted thermostatically controlled shower mixer valve with riser rail for the attachment of the shower head and glass side shower screen. Decorative full height tiling to all walls. Panel radiator/towel rail. Beam to ceiling.

OUTSIDE

The Bullring is a superb Courtyard setting with six cottages which date back to the Victorian era. A full refurbishment of the cottages took place in the 1980's. The very picturesque No 6 benefits from two parking spaces belonging to the property. At the front there are parking spaces for visitors. There is a small stocked front garden along with decorative stonework for vehicle and pedestrian access. The gravel laid driveway leads to the allocated car parking spaces. The rear garden is of a courtyard design and benefits by being fully enclosed and is laid with crazed paving, panelled fencing and mature shrubbery. Wrought iron gate leads from the walled garden into the parking area. Outside timber storage sheds along with water tap and lighting. The parking area is laid with decorative gravel and there is a slab laid area for refuse containers.

SERVICES All mains services are connected. Telephone subject to normal terms and conditions. The gas and electrical appliances mentioned have not been tested by us and purchasers are therefore advised to undertake their own tests should they consider necessary.

TENURE We are advised Freehold, confirmation to be obtained from the Vendors Solicitors.

THE PROPERTY IS OFFERED SUBJECT TO CONTRACT

VACANT POSSESSION UPON COMPLETION

