

James Du Pavey

INDEPENDENT ESTATE AGENTS

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190, Lichfield Road, Stone, Staffordshire, ST15 8PY

£244,950

3-D VIRTUAL REALITY TOUR AVAILABLE! A beautifully presented home in a sought after location with absolutely everything going for it! This semi-detached bungalow (sort of) boasts a light entrance hall leading to a generous living room with views of the front gardens, a two double bedrooms, a relaxing family bathroom, a sunny conservatory and a kitchen diner which looks to the rear of the home with a rear porch and a guest WC. The first floor promises huge potential and is currently used a further bedroom space and a sizeable loft room, currently used as an office and craft room. The outside space is ideal for the keen gardener and the ones of us who enjoy relaxing in the sun, with sunny seating areas and a lovely lawn with an array of plants trees and shrubs. A private driveway is gated and leads to ample parking areas. Located within walking distance to Stone town centre, Aston Marina, excellent schooling and convenient commuter links. Early viewing is essential!



ACCOMMODATION

Ground Floor

Entrance Porch 5' 8" x 3' 3" (1.73m x 0.99m)

Having a double glazed privacy glass panelled entrance door and a double glazed privacy window to the front. A bright entrance porch with a built-in double storage wardrobe with double cupboard above. There is wood effect laminate flooring and a door to the entrance hall.

Entrance Hall

A bright entrance hall with doors to ground floor rooms, wood effect laminate flooring and a radiator.

Living Room 16' 5" x 12' 7" (5.00m x 3.83m)

Having a double glazed window to the front with double glazed French doors leading to a private seating area. With a gas flame effect fire sitting on a granite hearth with matching granite and ornate wood surround. With coving to the ceiling and a radiator.

Dining Room/occasion Bedroom 12' 9" x 10' 5" (3.88m x 3.17m)

Currently used as a dining room, this lovely room has double glazed glass sliding doors leading into the conservatory. Stairs rise to the first floor. There is a radiator.

Conservatory 11' 7" x 9' 2" (3.53m x 2.79m)

With double glazed windows to three sides and double glazed French doors leading to the rear patio and gardens. Having fitted blinds to the windows, fitted ceiling blinds, wood effect laminate flooring and a radiator.

Kitchen Diner 12' 5" x 9' 10" (3.78m x 2.99m)

Having a double glazed window to the side elevation and a glass panelled door leading to the rear porch and WC. The kitchen has a range of matching base and wall mounted units with granite effect work surfaces extending along three sides with tiled splashbacks. With

space for a washing machine, a freestanding fridge freezer and slot-in oven and grill. There is a single drainer sink with mixer tap, a large storage cupboard where the boiler is housed, tiled flooring and a radiator.

Rear Porch 5' 3" x 2' 10" (1.60m x 0.86m)

Having a privacy double glazed glass panelled UPVC door leading to the private driveway and side and rear gardens. There is a double glazed window looking to the garden and a continuation of the tiled flooring.

Guest WC 4' 11" x 2' 10" (1.50m x 0.86m)

Having a modern white suite comprising a close coupled WC and a wall mounted wash hand basin. With fully tiled walls, wall mounted lighting and a continuation of the tiled flooring.

Master Bedroom 12' 4" x 10' 8" (3.76m x 3.25m)

Having a double glazed window to the front. With dado rail, coving to the ceiling and a radiator.

Family Bathroom 8' 11" x 7' 6" (2.72m x 2.28m)

Having a double glazed privacy window to the rear. With a modern white suite comprising a close coupled WC, a pedestal wash hand basin with mixer tap and a panel bath with mixer tap and electric shower over with glazed screen. There is a generous airing cupboard with storage cupboard above, tile effect vinyl flooring, part tiled walls and a radiator.

First Floor

Bedroom Two 15' 10" x 10' 4" max narrowing to 7'2" (4.82m x 3.15m)

Having double glazed skylight window and radiator. A door (with limited access) leads through to the loft store room.



Loft Store Room 16' 2" x 13' 4" (4.92m x 4.06m)

Having a double glazed skylight, plenty of eaves storage, exposed ceiling beams, an area laid to carpet and an area laid with laminate flooring. There is wall mounted lighting and a radiator.

Exterior

To the front of the property is a large private driveway, an area laid to lawn and steps lead to the entrance porch. With wrought iron private gates. The driveway continues through a further set of matching gates to the rear gardens. With pretty seating areas and patio spaces. The garden has a vast array of plants, trees and shrubs and fence panels to the boundaries.

Garage 17' 10" x 8' 11" (5.43m x 2.72m)

Having an up and over door, a double glazed window to the rear, power and lighting.

Directions

Leave Stone along Christchurch Way turning left onto the Lichfield Road. Follow the road down for about half a mile and the property is situated on the left hand side as indicated by our for sale board.

Buyers Note

The current sellers have recently conducted a floor test at the property; the results of which show sulphate levels of 1350mg SO₄/Litre. This result corresponds to a grading of Class 2 as detailed in the communities and local government publication 07BD05094. We have the full report available should a potential purchaser wish to see it.

Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01785 814917.

Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the

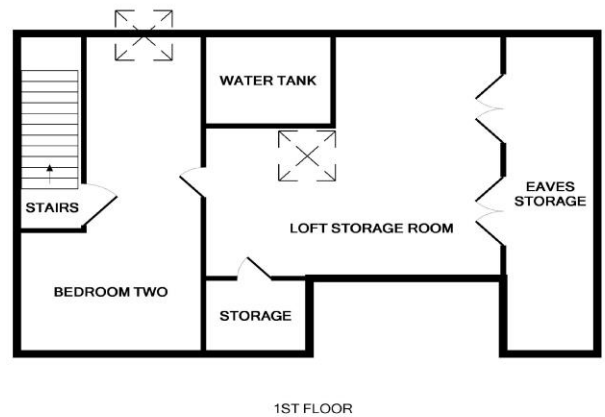
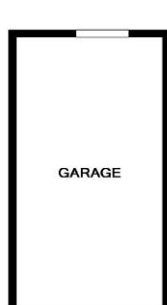
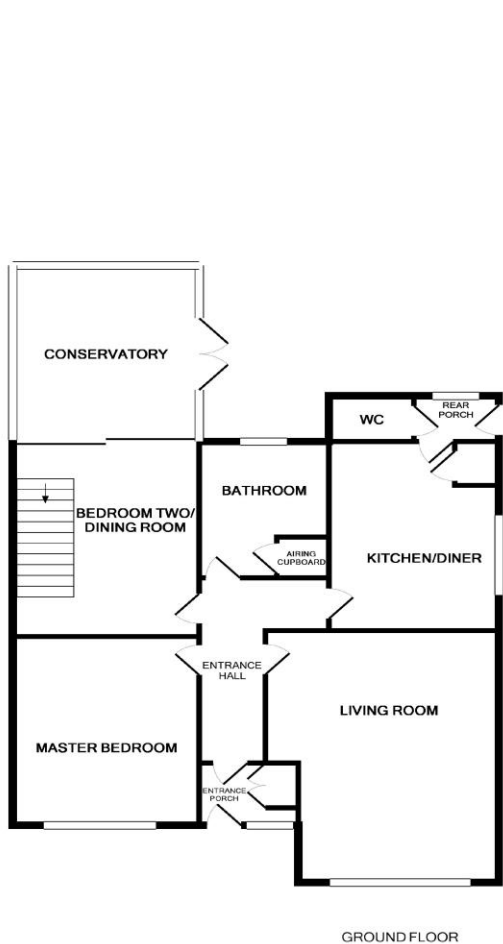
property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. We recommend Gent Law Ltd for conveyancing, they are a connected company to James Du Pavey Ltd but their advice remains completely independent and they are an SRA regulated firm of solicitors, they do not pay us a referral fee. We can also recommend other solicitors who pay us a referral fee of £168 inc VAT. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waiver their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 40% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RP UK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
52	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	72
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
46	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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