



## 5 REASONS WHY WE LOVE THIS HOUSE:

1

You shoot, you score! You've certainly scored with this home with huge rear garden located in a prime location handy for commuter links and amenities!

2

There's no red cards here! With fabulously cosy lounge with log burning stove and open dining space into the galley kitchen.

3

Ahhh soak the day away after fighting to the full time whistle! Beautiful bathroom complete with sunken bath is sure to be the one for you.

4

Back of the net! Storage in this home is paramount with cupboards galore, cellar for extra space and even an outhouse for more space!

5

Full time is approaching but the surprises here are never ending! The garden is not only huge in size but is also excellently sunny benefitting from being West facing!



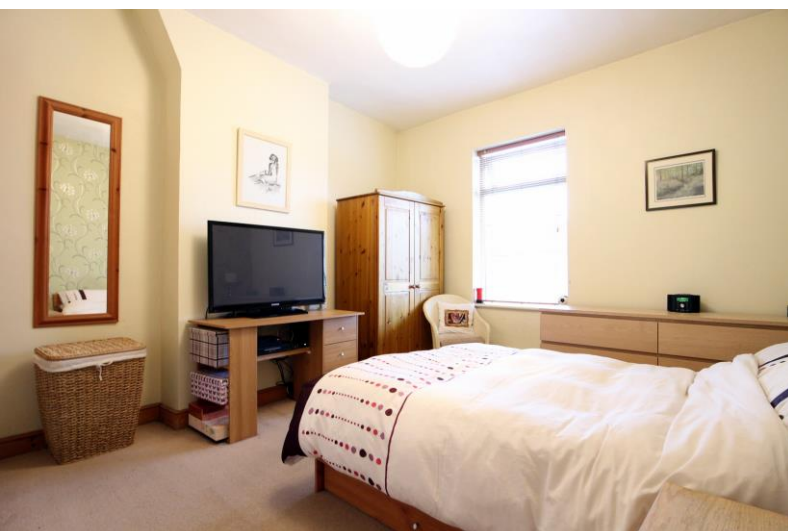
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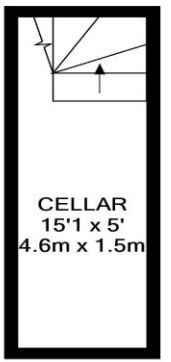


You shoot, you score! Well you've certainly hit the back of the net with this little beauty! A fabulous two bedroom home in a great location ideal for commuter links and shops. Man of the match for sure comprising excellently cosy lounge complete with log burning stove perfect to relax in after winning this one. Through to a bright dining room with galley kitchen off, the downstairs also boasts access to the cellar which is just ideal for storage. Red cards at the ready! Slide tackle your way upstairs and you will be pleased to find two beautiful bedrooms with built-in storage to both. Ready for the hat trick?? The bright bathroom features sunken bath with WC and basin perfect to soak the day away. Gooaal!! You'll be shouting from the roof tops once you see outside! Externally we have a gorgeous feature outhouse providing even further storage with huge garden presenting astro turf to the bottom and low-maintenance shrubbed borders making a sunny summer spot! To the front is a lovely private space set back from the road and provides a beautiful frontage to this home. Now hurry before we blow the full time whistle! Call us today to arrange your viewing!

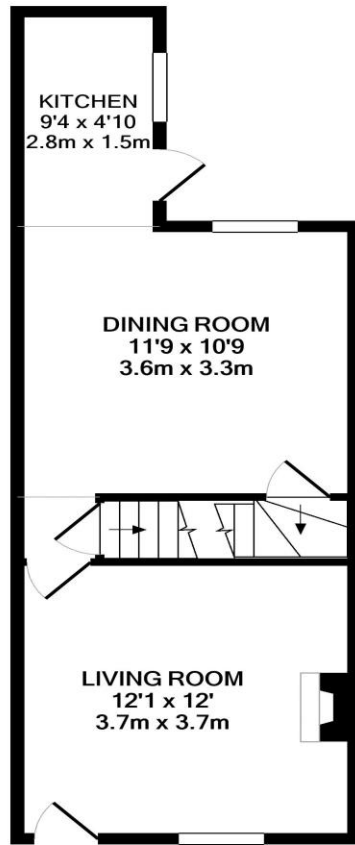
#### Directions

From our Stone office head South-East on Christchurch Way. At the Stafford Roundabout take the first exit onto A34. At Aston Roundabout take the second exit and stay on A34. At the roundabout take the second exit onto Stone Road. Turn left onto Tillington Street, turn right on to Marsh Street, the property will be found on the right hand side as found by our For Sale Board.





BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR

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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Tenure: Freehold –  
 Council Tax Band: A  
 Notes:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive 2002/91/EC

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#### 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 waive 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. RPUK 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.

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