

Four Winds, Aston Hill

Aston-by-Stone, Stafford Road, Stone, ST15 0BH

John
German





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£450,000



An excellent opportunity to acquire an attractive detached bungalow which occupies an impressive plot extending to approximately 0.35 acre with mature gardens. Situated off a service road off the A34 between the canal town of Stone and county town of Stafford.

The reception hall has a cloaks cupboard and leads to a well-proportioned lounge with a front facing bay window and a stone fireplace. There is a separate dining room with a front facing bay window and patio door opening to the terrace and garden. The kitchen has a range of light oak faced units with granite effect work surfaces, a 1.5 bowl sink and drainer, a hob and oven. Off the kitchen is a utility with space for domestic appliances and a side lobby with a cloakroom, built-in cupboard housing the gas boiler, and access to the side porch.

There are three bedrooms and a fully tiled shower room having a shower, wash basin with cupboard beneath, WC and an airing cupboard.

The bungalow stands back beyond the service road on an excellent sized plot of approximately 0.35 acre with a beautiful mature front garden and a gated drive which provides parking for numerous cars and leads to the garage. To the rear is a deep sun terrace and a mainly lawned garden with mature hedges.

What3words: [///fidgeting.training.transmit](https://www.what3words.com/)

Agents notes: The Land Registry document refers to rights and a copy of which is available upon request.

There is no mains drainage or mains water to the property.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & garage

Electricity supply: Standard

Water supply: Well

Sewerage: Septic tank

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Stafford Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

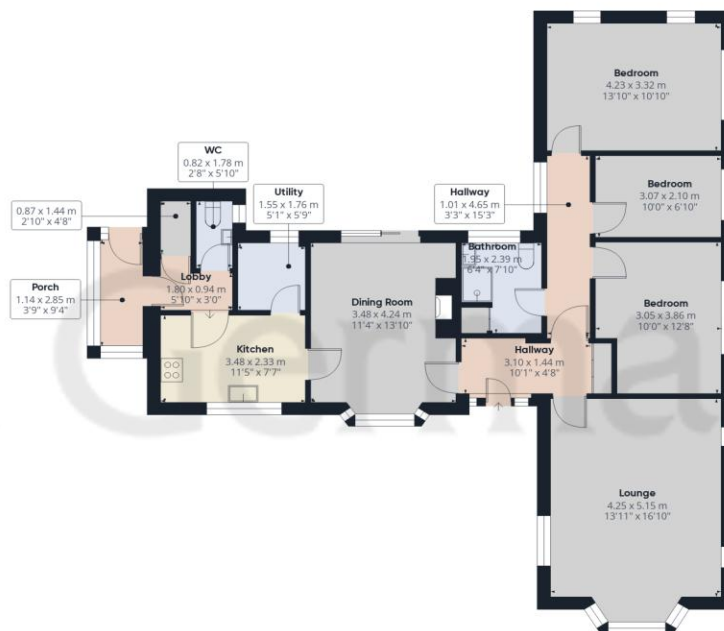
Our Ref: JGA/10072026

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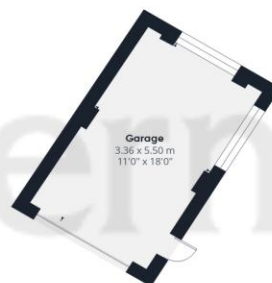


Ground Floor Building 1

Approximate total area⁽¹⁾

121.6 m²

1309 ft²



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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