



Willow Dene Benty Grange Lane, Winkhill, Staffordshire, ST13 7PU

Offers In The Region Of £475,000

- Three bedroom detached home
- Located on a country road just off the A523
- WC to ground floor
- Substantial driveway
- Nestled on an approximate 0.25 of an acre plot
- Two reception rooms
- 30ft outbuilding
- Spectacular rural views
- Open plan living/dining/sitting area
- Gardens to the front/sides and rear

Willow Dene Benty Grange Lane, ST13 7PU

Nestled in the picturesque village of Winkhill, Staffordshire Moorlands, this charming detached house on Benty Grange Lane offers a delightful blend of comfort and potential. Set within an approximate 0.25 acre plot, the property boasts stunning rural views that create a serene backdrop for everyday living.

Inside, the house features two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The three well-proportioned bedrooms provide ample space for relaxation, while the shower room is conveniently located to serve the household's needs.

The exterior of the property is equally impressive with gardens to the front, side, and rear, offering plenty of outdoor space for gardening enthusiasts or families looking to enjoy the fresh air. Additionally, a substantial 30ft outbuilding presents an exciting opportunity for various uses, whether as a workshop, studio, or additional storage.



Council Tax Band: E



Hallway

13'11" x 5'11"

UPVC double glazed door and window to the front elevation, staircase to the first floor, radiator, understairs storage cupboard.

Living Room

13'11" x 11'10"

UPVC double glazed window to the front and side elevation, radiator, open fire with tiled hearth, surround and wood mantle.

Dining Room

14'0" x 10'0"

UPVC double glazed window to the front and side elevation, radiator, feature fireplace.

Kitchen/Dining Room/Sitting Room

20'8" x 14'9"

(Maximum Measurement)

Kitchen- Range of fitted units to the base and eye level, four ring electric hob, extractor fan, electric oven, stainless steel sink with drainer and chrome mixer tap, plumbing for washing machine, integral fridge, UPVC double glazed window to the side elevation, tiled splashbacks, radiator. Dining Area- UPVC double glazed door to the side elevation, UPVC double glazed window to the rear elevation, radiator, access to WC. Sitting Area- Feature brick fireplace incorporating wood stove, UPVC double glazed window to the side elevation.

WC

6'6" x 3'9"

Lower level WC, pedestal wash hand basin, electric heater, UPVC double glazed window to the side elevation, tiled splashbacks.

Rear Hall

3'8" x 3'9"

First Floor**Landing**

13'10" x 6'0"

UPVC double glazed window to the front elevation, radiator, loft access.

Bedroom One

10'0" x 14'0"

UPVC double glazed window to the front and side elevation, radiator, feature tiled fireplace.

Bedroom Two

10'6" x 10'0"

Radiator, UPVC double glazed window to the side elevation.

Bedroom Three

8'6" x 11'10"

Radiator, UPVC double glazed window to the front elevation.

Shower Room

5'1" x 11'11"

Shower enclosure with chrome fitment, lower level WC, pedestal wash hand basin, chrome heated ladder radiator, UPVC double glazed window to the side elevation, storage cupboard.

Outside

Externally to the front is gravelled driveway, gated access from the road, walled boundary, well stocked, area laid to lawn to the side elevation, further driveway laid

to gravel, walled boundary. To the rear is Worcester oil fired tank, walled boundary, gravelled area, access to timber outbuilding. To the side garden is laid to lawn, walled boundary, mature plants, trees and shrubs.

Outbuilding

27'0" x 30'4"

Sectional steel framed with steel and timber cladding, power and light connected.

SERVICES

Drainage - Septic Tank

Heating - Oil

Electric - Mains

Water - Mains

AML REGULATIONS

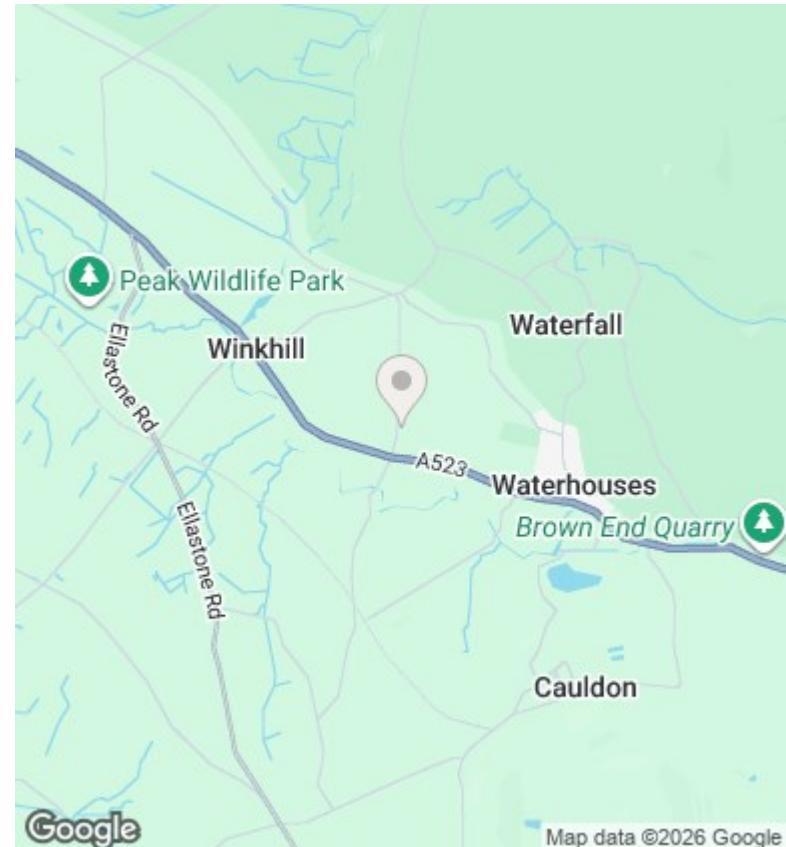
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

E

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