Tinsley Garner
independent property expertise



9, Grange Road, Stone, ST15 8PR

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Asking Price £285,000

A mature, detached family home in a popular cul-de-sac location off the Lichfield Road about half a mile to the south of Stone town centre. This is a well maintained house which is in good order throughout, but does still offer new owners the opportunity to stamp their own mark. Well proportioned accommodation with hallway through to the kitchen, extended lounge with patio doors opening to the garden, separate dining room, kitchen and large utility. Upstairs features three bedrooms, two double and a small single and good size bathroom. Step outside and you will discover a larger than average plot, with a lovely mature garden to the rear, off road parking for 2/3 cars and a single garage. Upvc double glazed windows and doors, gas fired central heating. Great location 'on the flat' within strolling distance of St Michaels school, Stone Cricket Club and walking distance to Stone town centre. Offered for sale with no upward chain.







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Entrance Hall
Reception area with upvc front door and windows to the front and side. Cloaks cupboard and staircase to the first floor landing. Radiator.

Dining Room
Window to the front of the house and glazed double doors opening through to the lounge. Marble feature fireplace and hearth with living flame fire. Radiator.

Lounge
A super-size extended sitting room which has sliding patio windows to the rear of the house opening to the gardens and window to the side. Feature marble fireplace and hearth with living flame fire, two radiators. Door through to the kitchen.

Kitchen
The kitchen features an extensive range of wall & base cupboards with white traditional style cabinet doors with coordinating work surfaces with inset sink unit. Space for a slot-in cooker and fridge, Rear facing window overlooking the garden. Would benefit from some updating but perfectly clean & functional as is. Radiator.

Utility Room
A large laundry space with internal door to the garage and door opening to the rear garden. Features a range of wall & base cupboards with pine wooden doors, work surface and inset sink unit. Stainless steel gas hob with extractor over and plumbing for washing machine.

Landing
Window to the side of the house, airing cupboard & access hatch to loft space.

Bedroom 1
Double bedroom with rear facing window overlooking the garden. Radiator.

Bedroom 2
Double bedroom with window to the front of the house. Radiator.

Bedroom 3
Single bedroom with window to the side of the house. Radiator.

Bathroom
With suite comprising; bath with shower over, pedestal basin & WC. Ceramic wall tiling to full height and dual aspect windows. Radiator.

Outside
The house has good frontage providing off road parking for 2 / 3 cars, together with an attached single garage with up and over door, light & power. The house has a lovely garden to the rear which is lawn with planted borders, crazy paved patio and a backdrop of mature trees.

General Information
Services; Mains gas, electricity, water & drainage. Gas central heating.

Tenure: Freehold

Council Tax Band C

Viewing by appointment

For sale by private treaty, subject to contract.
Vacant possession on completion





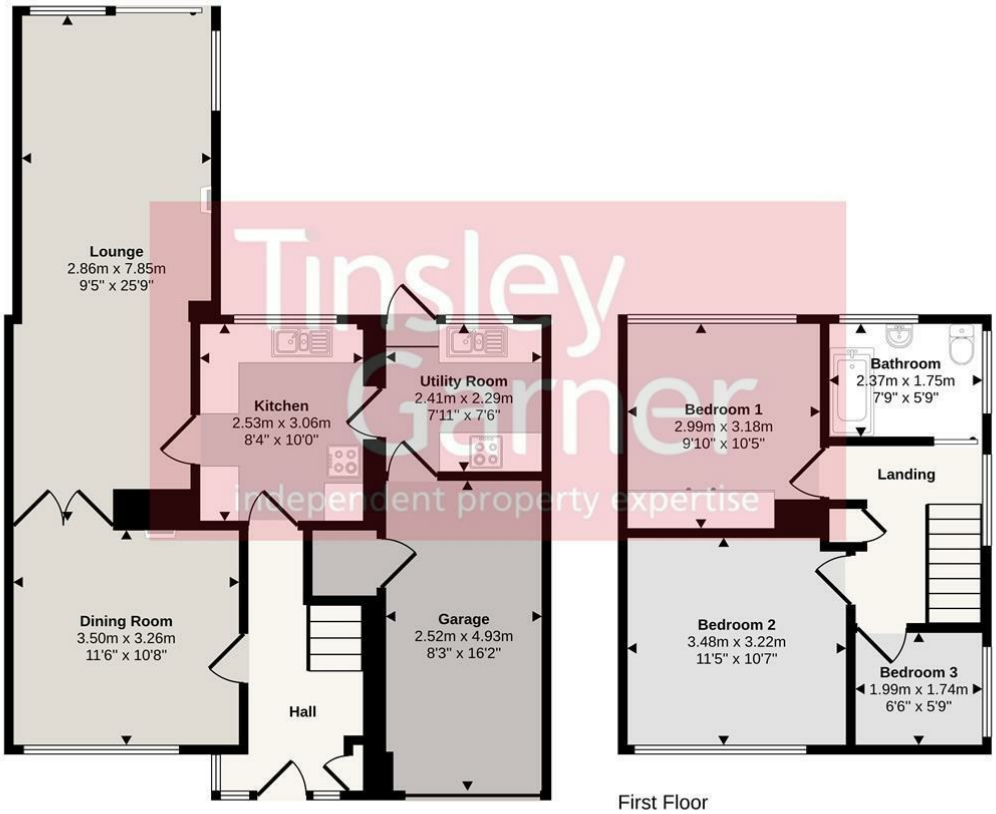








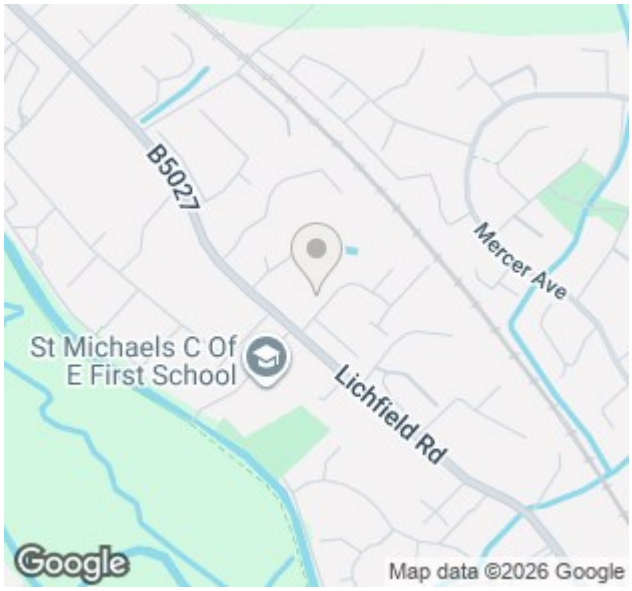
Approx Gross Internal Area
108 sq m / 1162 sq ft



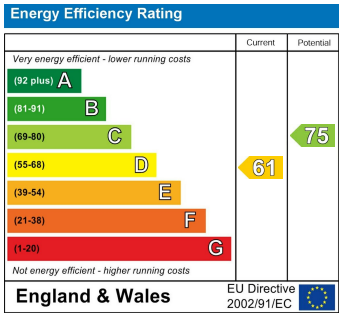
Ground Floor
Approx 72 sq m / 770 sq ft

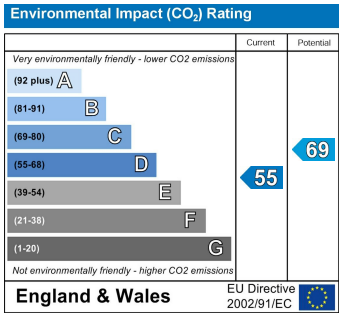
First Floor
Approx 36 sq m / 392 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









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