

**Tinsley  
Garner**  
independent property expertise



38, The Fillybrooks, Stone, ST15 0DJ



Chain Free    £170,000

A Victorian semi-detached cottage set in a popular location on the edge of Stone town centre. Well presented throughout and offering accommodation including: living room, separate dining room, fitted kitchen, rear porch, ground floor shower room and two double bedrooms to the first floor. Also benefitting from a shared low maintenance rear courtyard, gas combi central heating, uPVC double glazed windows and doors.

Viewing recommended - NO UPWARD CHAIN



01785 811 800

<https://www.tgprop.co.uk>



#### Entrance

A composite front door opens to the living room.

#### Living Room

Offering a period tiled fireplace, uPVC double glazed window to the front of the property, built-in alcove display and storage cabinet, radiator, fitted door mat and carpet, BT Open Reach and Virgin Media connections, doorway to the dining room.

#### Dining Room

A second spacious reception room with under stairs storage cupboard, uPVC double glazed window overlooking the rear courtyard, radiator, carpet, doorways to the kitchen and first floor stairs.

#### Kitchen

Fitted with a range of wood effect wall and floor units, contrasting black marble effect work surfaces, stainless steel sink and drainer with chrome mixer tap. Radiator, two uPVC double glazed windows to the side elevation, scrubbed oak effect vinyl floor and doorway to the rear porch. Wall mounted Worcester Greenstar 25si gas combi central heating boiler.

With spaces for a freestanding electric cooker and under work surface appliances. Plumbing for a washing machine.

#### Rear Porch

With tiled floor, uPVC part obscure double glazed external door opening to the courtyard, doorway to the shower room.

#### Shower Room

Fitted with a white suite comprising: low level push button WC, pedestal wash hand basin with chrome mixer tap, shower enclosure with Triton electric shower system. Part tiled walls, tiled floor, radiator, uPVC obscure double glazed window to the side aspect and extractor fan.

#### First Floor

##### Stairs & Landing

With carpet throughout and doorways to both bedrooms.

##### Bedroom One

Offering a uPVC double glazed window to the front elevation, radiator, carpet, TV connection and loft access.

##### Bedroom Two

With uPVC double glazed window overlooking the rear courtyard, carpet and radiator.

#### Outside

##### Front

With mature hedgerow, side boundary wall and paved frontage before the front door.

#### Rear

To the rear of the property is a gravelled shared courtyard with wooden side access gate off Whitemill Lane.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band A

No upward chain

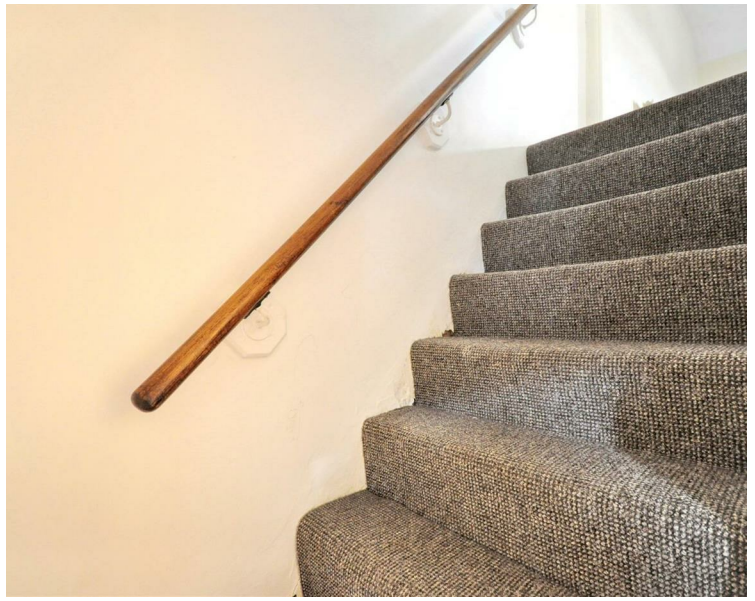
#### Services

Mains gas, water, electricity and drainage.

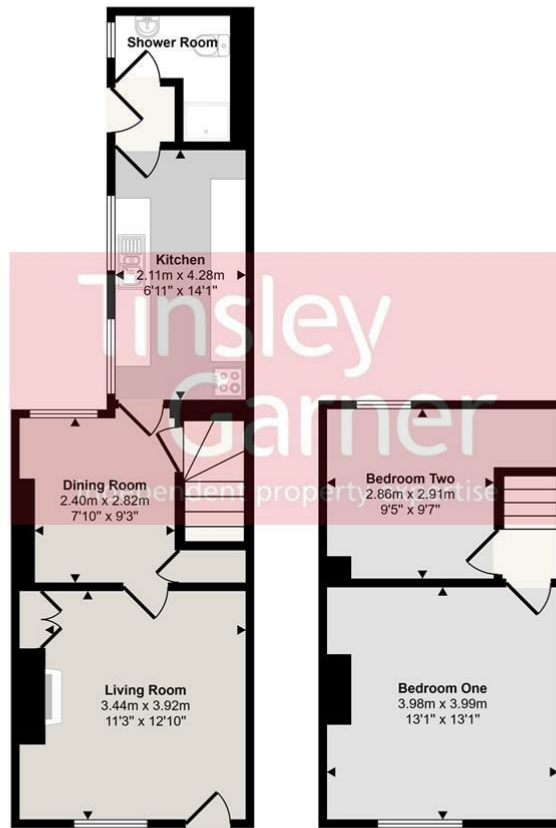
Gas combi central heating.

#### Viewings

Strictly by appointment via the agent.



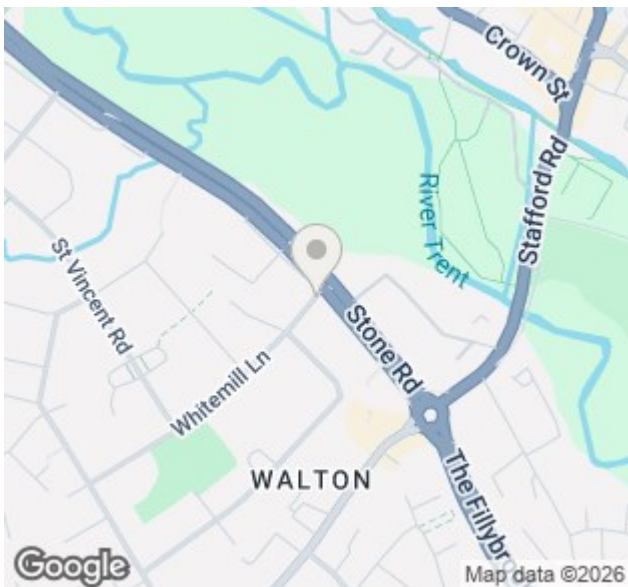
Approx Gross Internal Area  
71 sq m / 764 sq ft



Ground Floor  
Approx 43 sq m / 462 sq ft

First Floor  
Approx 28 sq m / 302 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.



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			
		59	85
England & Wales	EU Directive 2002/91/EC		

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