



1, Shardlow Close, Stone, ST15 8GA



**Asking Price £315,000**

A mature detached house in one of Stone's most popular and sought after residential suburbs, about half a mile from the town centre and within strolling distance of St Michael's Primary School. Offering good size accommodation featuring: entrance hall, sitting room, separate dining room, kitchen with space for casual dining and the essential downstairs loo, complemented upstairs by three bedrooms and family bathroom. Great position on the development, occupying a corner plot with gardens to three sides, enjoying a sunny south west facing aspect to the rear, off road parking and a single garage. Offered for sale with no upward chain.



01785 811 800

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



#### Entrance Hall

Reception area with Upvc part glazed front door and tall window. Stairs to the first floor landing. Radiator.

#### Lounge

A good size sitting room which has a bow window to the front of the house and smaller window to the side. Feature period style fireplace with marble inset and hearth and living flame fire. TV aerial connection. Radiator.

#### Dining Room

The dining room has sliding patio doors to the rear of the house opening to the garden and door through to the kitchen. Radiator.

#### Kitchen

The kitchen features an extensive range of wall & base cupboards with traditional style painted cabinet doors and coordinating oak wood effect work surfaces with inset 1½ bowl sink unit with mixer tap. Fitted appliances comprise; gas hob with extractor over and built-under electric oven, fridge, freezer and plumbing for washing machine. Wood effect flooring. Rear facing window and half glazed back door.

#### Inner Hall

With door into the garage. Cloakroom with WC

#### WC

With suite comprising: WC and hand basin.

#### Landing

Airing cupboard and access hatch to loft space. Small window to the side of the house.

#### Bedroom 1

Double bedroom with window to the front of the house and large built-in wardrobe. Radiator.

#### Bedroom 2

Double bedroom with window to the rear of the house, built-in wardrobe. Radiator.

#### Bedroom 3

Single bedroom with window to the front of the house. Radiator.

#### Bathroom

Suite comprising; Bath with shower over, pedestal basin & WC. Part ceramic tile walls. Radiator.

#### Outside

The house occupies a corner plot in a quiet cul-de-sac on the outskirts of Stone, close to the canal. There are gardens to the front, side and rear, with fully enclosed back garden which enjoys a sunny south west facing aspect with paved patio. Good frontage with driveway parking and attached single garage.

#### General Information

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

Tenure; Freehold

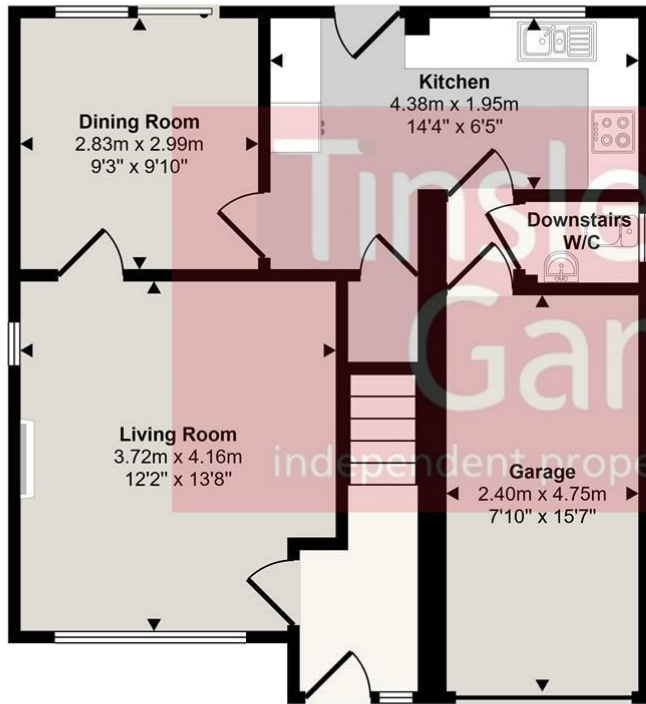
Council Tax Band D

Viewing by appointment

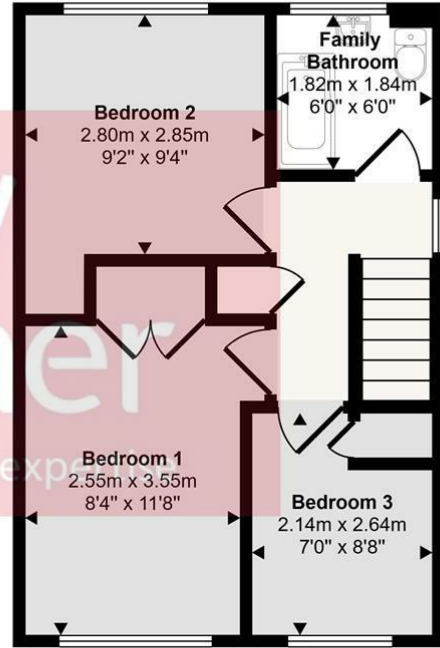
For sale by private treaty, subject to contract.  
Vacant possession on completion.



Approx Gross Internal Area  
92 sq m / 990 sq ft

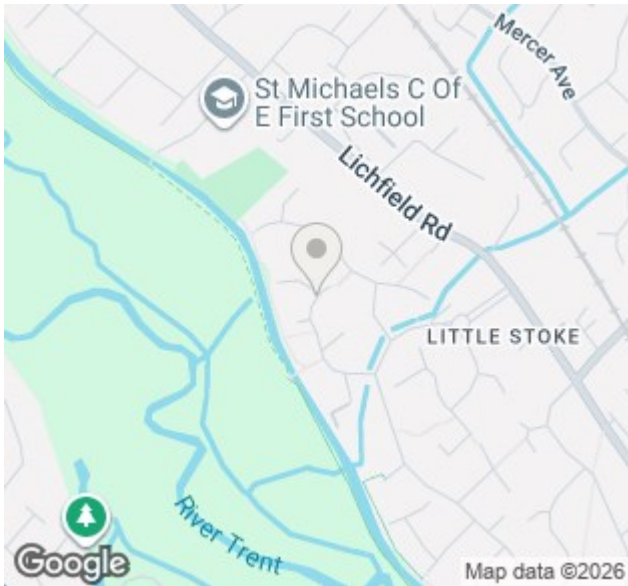


**Ground Floor**  
Approx 57 sq m / 611 sq ft



**First Floor**  
Approx 35 sq m / 379 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			
		64	83
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			
		55	69
England & Wales		EU Directive 2002/91/EC	