Four Winds, Aston Hill

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

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£425,000

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
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

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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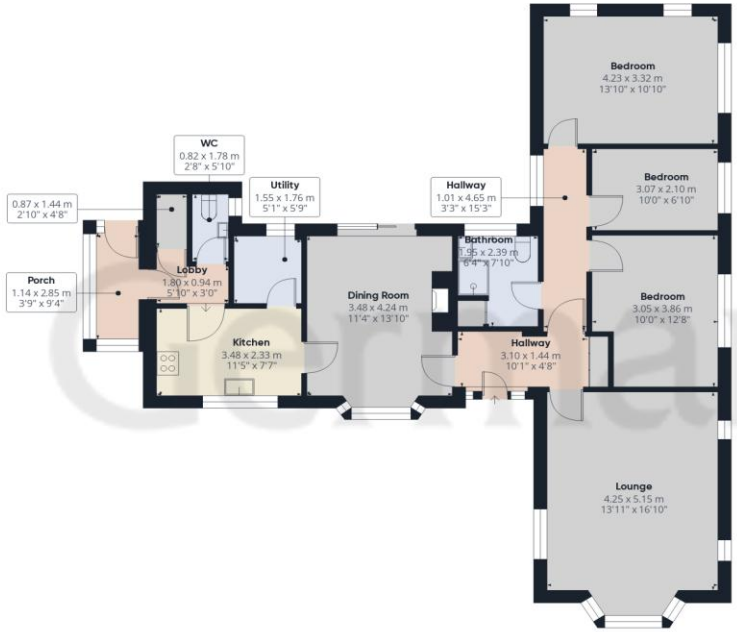



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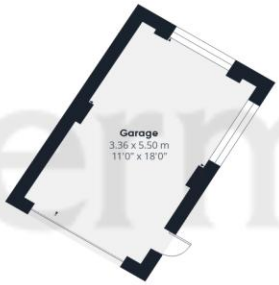

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Ground Floor Building 1



Ground Floor Building 2

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Approximate total area(1)

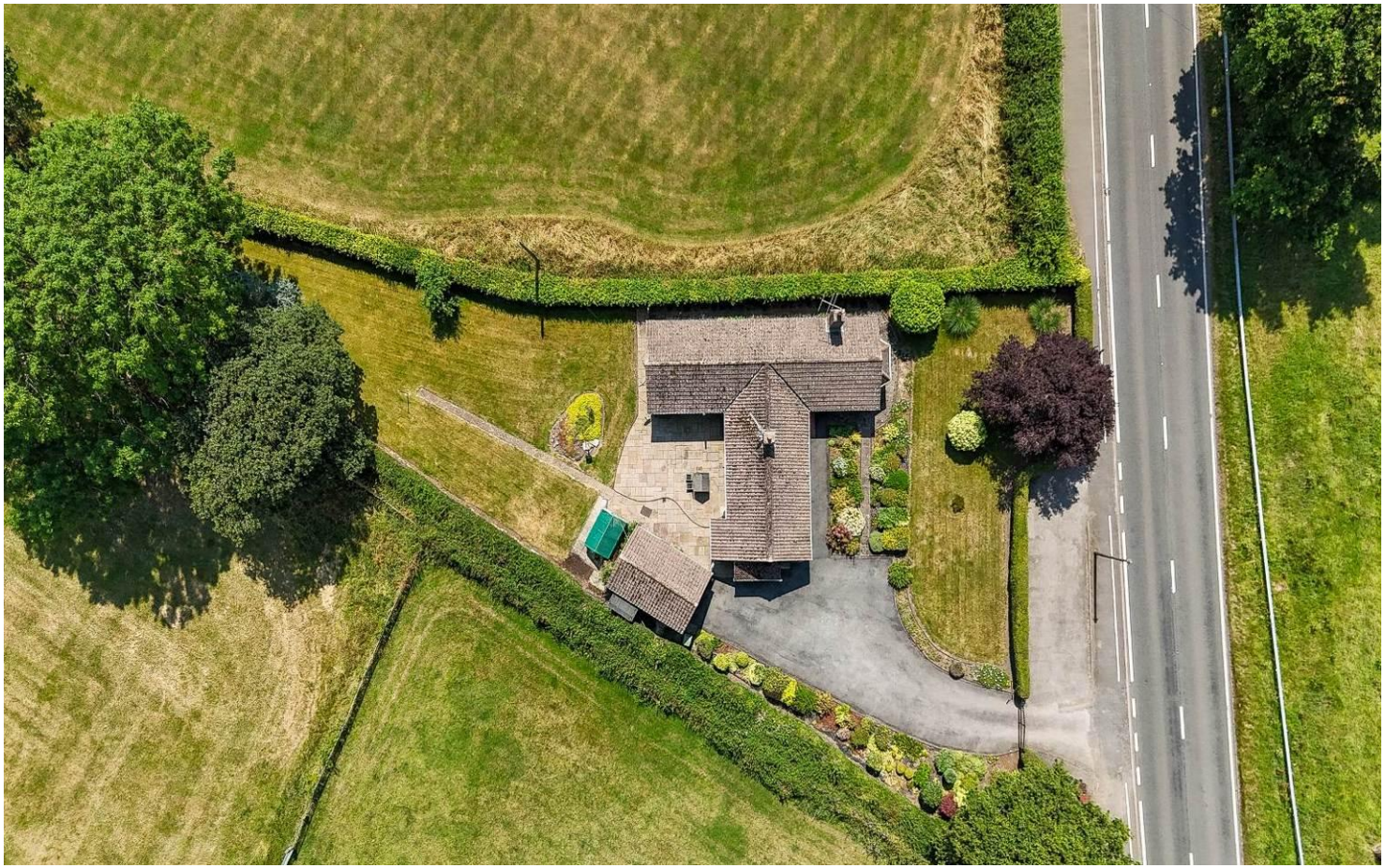
121.6 m²

1309 ft²

(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

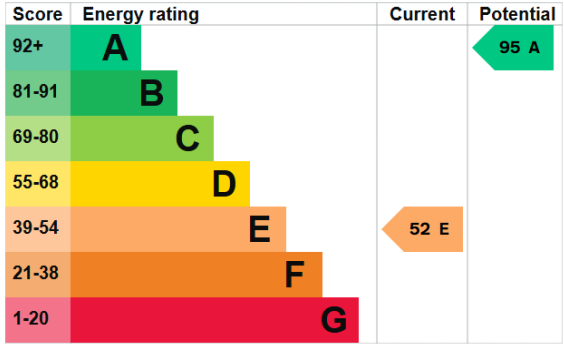
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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