Tinsley Garner
independent property expertise

# 36, The Fillybrooks, Stone, ST15 0DJ

2 1 2

**Asking Price £170,000**

A Victorian semi-detached cottage set in a popular location on the edge of Stone town centre. Offering deceptively spacious accommodation comprising: living room, dining room, modern fitted kitchen, rear porch and modern ground floor shower room. To the first floor there are two double bedrooms and a store room. Also benefitting from a shared low maintenance rear courtyard, gas combi central heating, uPVC double glazed windows and doors. Garden at rear adjoining Whitemill Lane where there is potential to create off road parking (subject to getting permission for a dropped kerb.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
With ceiling coving, oak finish laminate flooring, uPVC double glazed window to the front of the property, radiator, Virgin Media connection and doorway to the dining room.

Dining Room
Offering a uPVC double glazed window overlooking the rear courtyard, under stairs storage cupboard, radiator, oak finish laminate flooring, built-in alcove storage cupboard, doorways to the kitchen and first floor stairs.

Kitchen
A modern kitchen fitted with a range of grey and white finish wall and floor units, contrasting block oak effect work surfaces, brick tile splash-backs, inset 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap. Radiator, two uPVC double glazed windows to the side elevation, planked oak effect vinyl floor, extractor fan and doorway to the rear porch.

With spaces for a freestanding electric cooker and upright fridge freezer. Plumbing for a washing machine.

Rear Porch
With planked oak effect vinyl flooring, uPVC part obscure double glazed external door opening to the courtyard, doorway to the shower room.

Shower Room
Fitted with a modern white suite comprising: WC, pedestal wash hand basin with chrome taps, oversize shower enclosure with mains fed thermostatic shower system. Part tiled walls, radiator, uPVC obscure double glazed window to the side aspect, extractor fan and planked oak finish vinyl flooring.

First Floor

Stairs & Landing
With carpet throughout and doorways to both bedrooms.

Bedroom One
Offering two built-in alcove wardrobes, uPVC double glazed window to the front elevation, radiator and carpet.

Bedroom Two
With uPVC double glazed window overlooking the rear courtyard, alcove with fitted clothes rails, carpet, radiator, loft access and doorway to the store room.

Store Room
With wall mounted Worcester Greenstar 30si gas combi central heating boiler and uPVC double glazed window to the rear elevation.

Outside

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

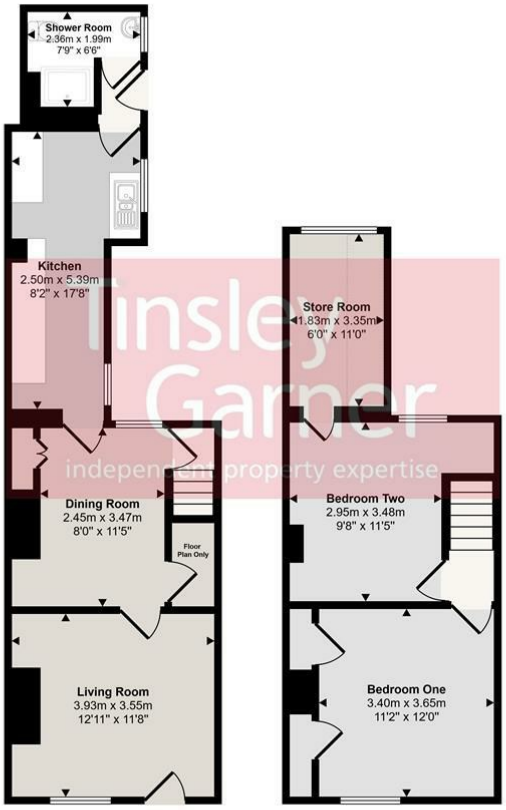
Rear
To the rear of the property is a gravelled shared courtyard with wooden side access gate off Whitemill Lane.

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
83 sq m / 890 sq ft

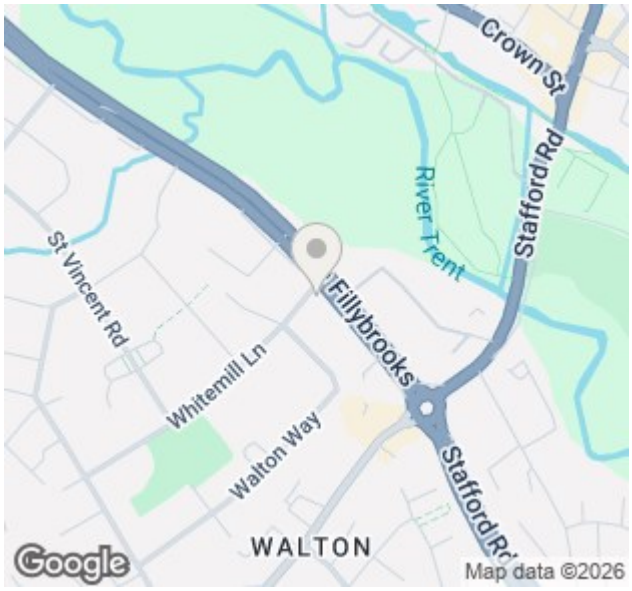


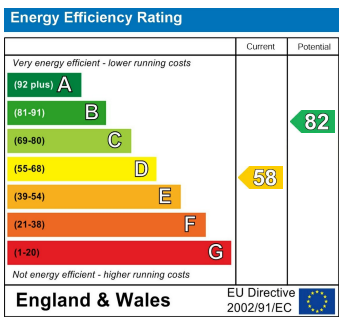

Ground Floor
**Approx 47 sq m / 506 sq ft**

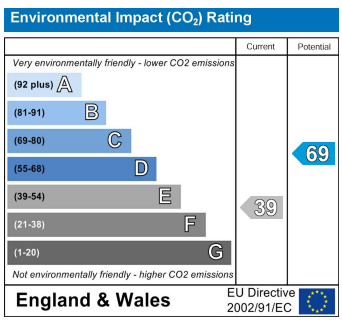
First Floor
**Approx 36 sq m / 384 sq ft**

Denotes head height below 1.5m

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.






enquiries@tgprop.co.uk 01785 811 800