



158, Lichfield Road, Stone, ST15 8PY



**Chain Free**    **£445,000**

A detached family home nestled in a mature generous size plot on Lichfield Road, Stone. The property is in need of modernisation throughout but subject to planning offers plenty of scope for development. The present accommodation comprises; entrance porch, reception hall, living room, dining room, study, conservatory, ground floor shower room, kitchen, utility and guest cloakroom. To the first floor there are three double bedrooms a family bathroom and separate WC. This is a super house in a great location with huge potential, conveniently placed within strolling distance of Stone town centre, St Michael's primary school and with easy access to commuter routes..

Early Viewing Essential - NO UPWARD CHAIN



01785 811 800

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



#### Entrance Porch

A uPVC part obscure double glazed front door opens to the porch. With quarry tile floor, two uPVC double glazed windows to the front aspect and doorway to the hallway.

#### Hallway

With two radiators, cloaks cupboard, under stairs storage cupboard, doorways to the living room, study, shower room, kitchen and access to the first floor stairs.

#### Living Room

A spacious main reception room offering a stone feature chimney breast with quarry tile hearth and open fire grate, uPVC double glazed window to the front elevation, two radiators, wall light and TV connection.

#### Dining Room

Open plan to the living room with uPVC double glazed window to the side of the property, doorway to the kitchen and aluminium double glazed doors opening to the conservatory.

#### Conservatory

A low wall and uPVC double glazed panel construction conservatory with vaulted roof, oak finish laminate flooring and French doors opening to the rear patio and garden,

#### Study

With uPVC double glazed window to the side aspect, radiator and carpet.

#### Kitchen

Fitted with a range of oak door fronted wall and floor units, work surfaces with tiled splash-backs and an inset stainless steel 1½ bowl sink and drainer with chrome mixer tap. Radiator, doorway to the utility and uPVC double glazed window overlooking the rear garden. Larder cupboard housing a wall mounted Potterton profile gas central heating boiler.

Appliances including: stainless steel gas hob with matching splash-back and extractor hood with light above, integral electric oven. Plumbing for a washing machine and space for an upright fridge freezer.

#### Utility

With wall and floor units, stainless steel sink and drainer with chrome taps and tiled splash-back. Radiator, doorway to the guest cloakroom, uPVC double glazed window and door to the rear garden. Plumbing for a washing machine.

#### Guest Cloakroom

With WC, part tiled walls, wall cupboard and uPVC obscure double glazed window to the rear aspect.

#### Shower Room

Fitted with a white suite comprising; low level push button WC, pedestal wash hand basin with chrome mixer tap, fully tiled shower enclosure with mains thermostatic shower system. Recessed ceiling lights, uPVC obscure double glazed window to the front aspect, chrome towel radiator, extractor fan and tile effect vinyl flooring.

#### First Floor

##### Stairs & Landing

Loft access with drop down ladder.

##### Bedroom One

With uPVC double glazed window to the front elevation, two wall lights and radiator.

##### Bedroom Two

With uPVC double glazed window overlooking the rear garden and radiator.

##### Bedroom Three

Offering a uPVC double glazed windows to the front of the property and radiator.

##### Family Bathroom

Offering a standard bath with chrome showerhead mixer tap, pedestal wash basin with chrome taps, bidet. Radiator, hot water storage cylinder and uPVC obscure double glazed windows to the rear aspect.

##### Separate WC

With WC and uPVC obscure double glazed windows to the side aspect.

##### Outside

The property is approached via a tarmac driveway providing generous off road parking before an attached garage and carport.

The garage has a steel up & over door, power, lighting, side access door and window.

##### Front

The front garden offers a rockery, stocked flowerbeds and borders, lawn and mature hedgerows. There is dual side access to the rear garden.

##### Side & Rear

With rolling lawns, mature trees and shrubs, paved patio and pathways, timber fence panelling, garden shed, outhouse/store and external water connection.

##### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

No upward chain.

##### Services

Mains gas, water, electricity and drainage.

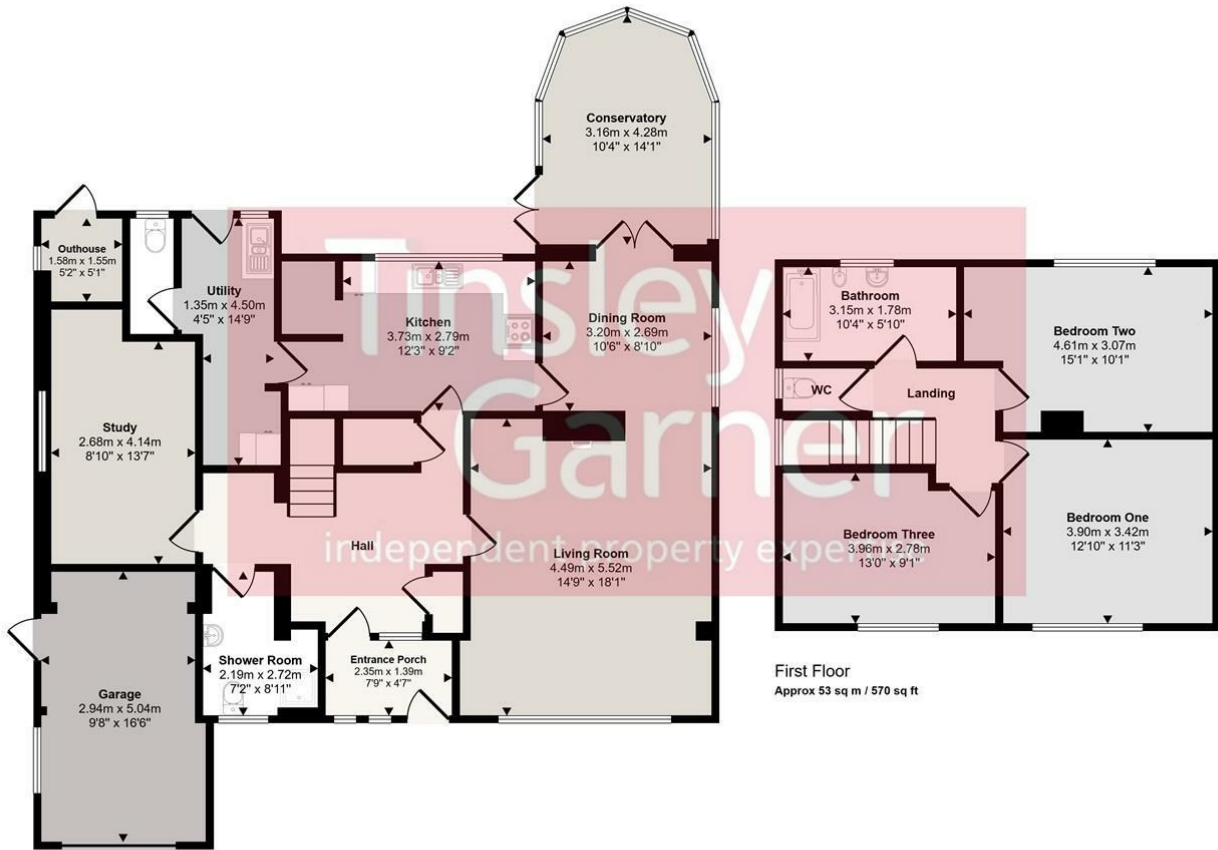
Gas central heating.

##### Viewings

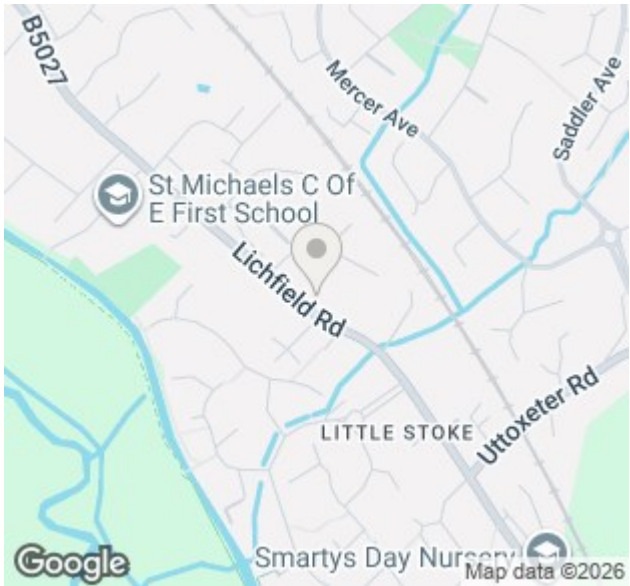
Strictly by appointment via the agent.



Approx Gross Internal Area  
184 sq m / 1980 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		66	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		55	69
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	