



2, Southlands, Eccleshall, ST21 6DU



Asking Price £500,000

One of Eccleshall's hidden gems! A modern family house located within strolling distance of one of the area's most popular and desirable High Streets. Southlands is a quiet cul-de-sac tucked away off the Eccleshall Road just a couple of hundred metres from the bustling High Street and within easy reach of everything this lovely town has to offer. This is a spacious family house offering well proportioned accommodation with two reception rooms, large dining kitchen and huge utility, complemented by an elegant sufficiency of five bedrooms, en-suite and family bathroom. Nicely detailed with modern oak doors architraves and staircase. Good outside space with parking for 3 cars and enclosed west facing rear garden. A super house in the most convenient of locations.



01785 811 800

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



Covered Porch

Hallway

Welcoming reception area with part glazed oak front door and full height side light windows, oak wood effect laminate floor extending through to the lounge and family room. Oak staircase, internals doors, architraves and skirtings. Under stairs store. Radiator.

Cloaks & WC

White suite comprising; enclosed cistern WC and hand basin. Radiator.

Lounge

A comfortable sitting room with two rear facing windows and French doors opening to the gardens. Traditional style fireplace with oak surround, granite inset and hearth and open fire. Oak wood effect flooring. Two radiators.

Family Room / Study

A useful addition to the living space as either a family room, home office or dining room. Bay window to the front of the house and wood effect flooring. Radiator.

Dining Kitchen

A spacious kitchen with space for dining. Featuring an extensive range of wall & base cabinets with traditional style painted cabinet doors with coordinating black granite work surfaces with inset sink. range cooker with extractor hood over, fully integrated dishwasher and space for an American style fridge freezer. Tiled floor and walls, rear facing window and half glazed 'back door'.

Utility Room

A large utility space created from part of the garage. Plumbing for washing machine and space for domestic appliances. Access into the garage.

Landing

Spacious landing with oak staircase. Access hatch to loft space.

Main Bedroom

Spacious double bedroom with window to the front of the house. Radiator.

En-Suite Shower Room

White suite comprising; walk-in shower enclosure with glass screen and thermostatic shower, vanity basin and enclosed cistern WC. Ceramic wall tiling and tiled floor. Radiator.

Bedroom 2

The perfect teenager's bedroom with adjoining den / study area. Two windows to the front of the house. Radiator.

Bedroom 3

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

Bedroom 4

Window to the rear of the house. Radiator.

Bedroom 5

Fitted wardrobes to the length of one wall. window to the rear of the house. Radiator

Bathroom

White suite comprising; bath, pedestal basin & WC. Part ceramic tile walls and tiled floor. Window to the side of the house. Radiator.

Outside

The house is tucked away on a private cul-de-sac off the Stone Roads on the fringe of Eccleshall town centre. Driveway parking at the front of the house with space for 3 cars, former garage which has been converted to a utility room and store but could be re-instated if required. Enclosed rear garden which is lawn with paved patio and planted borders. The rear garden faces west and enjoys sunshine through to the late evening. Great location withing a couple of minute's walk of Eccleshall High Street, with shops, restaurants and cafes all within strolling distance.

General Information

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

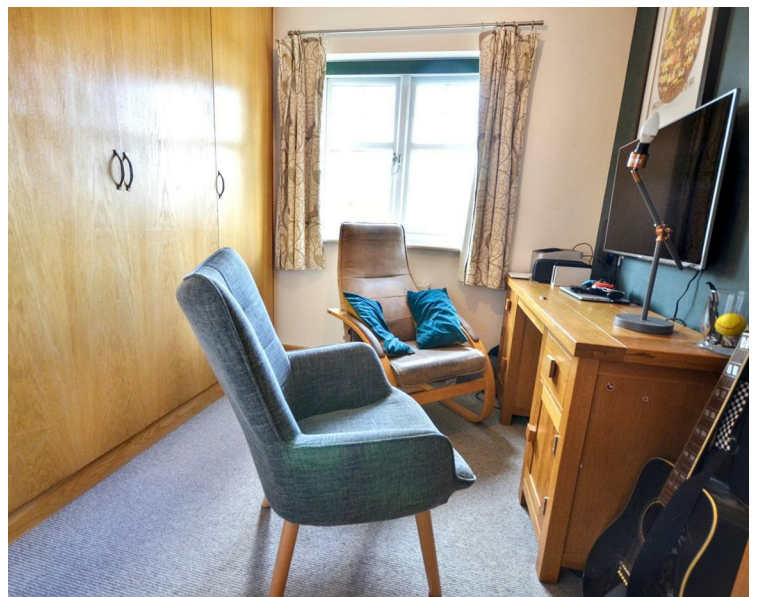
Tenure; Freehold

Council Tax Band E

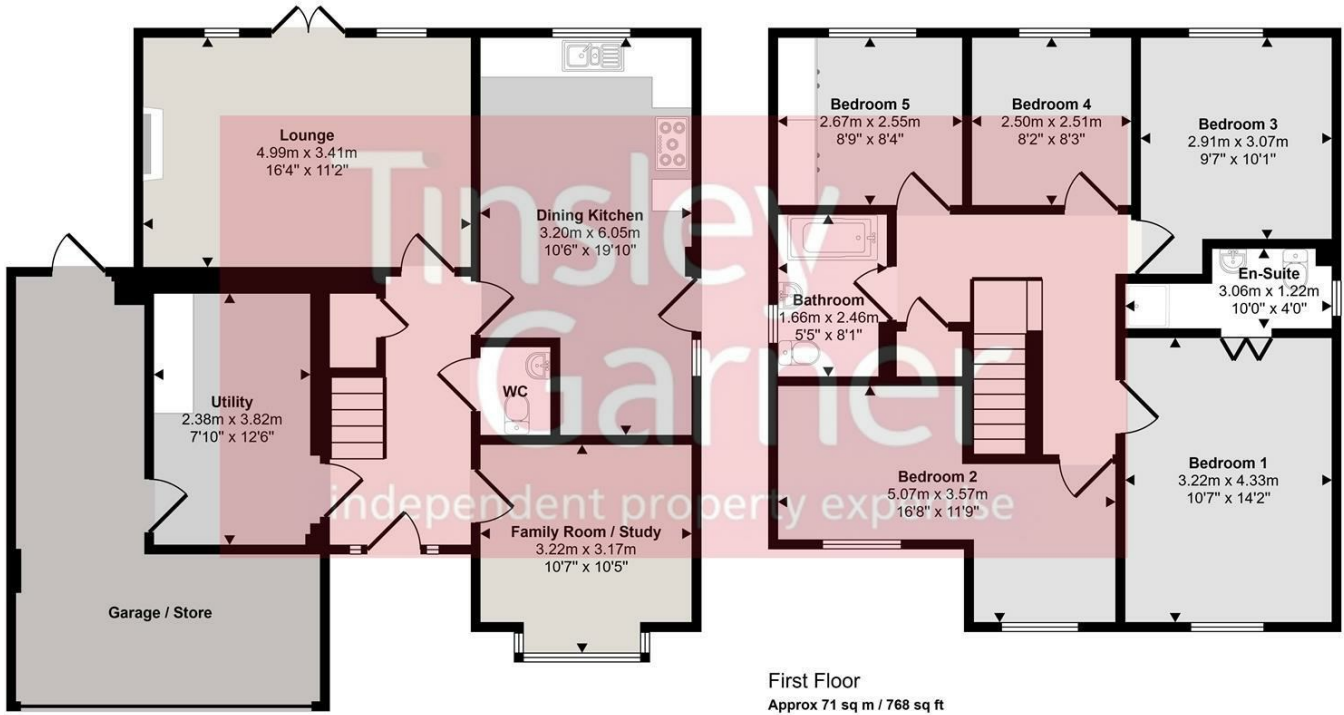
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion



Approx Gross Internal Area
158 sq m / 1698 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			
England & Wales	EU Directive 2002/91/EC		

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