Keys Estate Agents

... the key to a successful move

Croxton, Nr Eccleshall, Stafford, ST21 6PF

Offers in the region of £495,000

* Detached Rural Property

* Would Benefit From Selective Updating

* Good Size Garden and far Reaching Views

* Located in the Sought After Village of Croxton

* Good Access to Wider Transport Network

w: www.keysestataeagents.co.uk

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ACCOMMODATION

DESCRIPTION

A wonderful family sized home set in the lovely village of Croxton a rural village within the parish of Eccleshall located just 3 miles from the sought after village of Eccleshall itself and 3 Miles from the village of Loggerheads with their diverse range of amenities in both. Further afield are excellent commuter links including train lines from Stafford and Stoke on Trent providing access to Manchester, Birmingham and connections further afield, along with access to the M6 motorway at Stafford. Croxton itself is a beautiful rural location with excellent hacking and rambling trails. The accommodation comprises: Entrance Porch, an open plan Breakfast Kitchen, two Reception rooms a separate Dining room/ Bedroom 4, Shower room, Inner Hallway, Conservatory and to the first floor Master Bedroom with En suite, two further Bedrooms. Externally there is a gravel drive to the front of the property providing ample off road parking and leading to an attached garage, the rear of the property benefits from spectacular open views with the rear mature garden backing onto open fields.

Being a rural property, drainage is by way of septic tank located in the garden, heating is by oil fired boiler. The property is connected to mains electricity and water.

GROUND FLOOR

ENTRANCE PORCH 3'9" x 5'0" (1.15m x 1.54m)

UPVC exterior door, tiled flooring, two uPVC double glazed windows, inner door to breakfast kitchen

OPEN PLAN BREAKFAST KITCHEN 9'1" x 23'2" (2.79m x 7.07m)

Fitted with a comprehensive range of wall and base units with co-ordinating worktops and kitchen island, built in eye level electric oven and microwave, four burner hob with extractor hood, sink and drainer with mixer tap, plumbing and spaces for washer machine and dishwasher, integrated fridge and freezer. Ceiling light points, radiator, part wall tiled, laminate wood effect flooring, two uPVC double glazed windows, stairs to the first floor.

Kitchen Area

Kitchen Area (2)

RECEPTION TWO 23'1" x 11'0" (7.06m x 3.36m)

Ceiling light point, log burner. mock timber ceiling timbers, ceiling light points, two radiator, wooden flooring, double glazed window, uPVC window and french door to outside.

DINING ROOM/BEDROOM 11'8" x 11'7" (3.57m x 3.55m)

Currently used as bedroom. Ceiling light point, mock timber ceiling beams, radiator, uPVC double glazed patio doors to outside

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SHOWER ROOM 6'9" x 7'8" (2.08m x 2.34m)
Fully tiled shower room with shower area suitable for individual requiring disabled access, wash hand basin set in storage unit, low level w.c. Ceiling light point, heated towel rail, bathroom wall cupboard, tiled flooring, uPVC double glazed window

INNER HALLWAY
Recessed lighting, radiator, tiled flooring, cloaks cupboard, uPVC double glazed exterior door

RECEPTION ROOM ONE 17'5" x 14'0" (5.32m x 4.27m)
Double doors fro the inner hallway lead to the main reception room with a feature fire surround housing a log effect electric fire, ceiling light points, radiator, wooden flooring, two uPVC double glazed windows, sliding patio doors leading into the conservatory

RECEPTION ROOM ONE (2)

CONSERVATORY 9'6" x 14'0" (2.92m x 4.27m)
UPVC Victorian style conservatory with a tiled floor, radiator, wall socket, uPVC french doors to outside.

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FIRST FLOOR

STAIRS & LANDING
Ceiling light point, storage cupboards, access to all upstairs rooms

MASTER BEDROOM 16'6" x 14'0" (5.03m x 4.27m)
Fitted with a comprehensive range wardrobes and overhead storage units, recessed lighting, radiator, three double glazed windows, door to en suite shower room

EN SUITE 5'6" x 9'4" (1.7m x 2.86m)
Fully tiled en suite shower room with separate shower enclosure, wash hand basin set in storage unit, low level w.c. Recessed lighting, heated towel rail, wall mounted bathroom wall unit, tiled flooring

BEDROOM TWO
Ceiling light point, radiator, laminate wood effect flooring, uPVC double gazed window

BEDROOM THREE 8'8" x 9'4" (2.66m x 2.86m)
Ceiling light point, radiator, laminate wood effect flooring, access to loft space, uPVC double gazed window

EXTERNALLY

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EXTERNAL (2)

GENERAL INFORMATION

Note - There is mains water and electricity . There is no gas. There is an oil tank and a septic tank.

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

Services
We believe all are available.

Tenure
Assumed to be freehold.

Offer Procedure
All offers should be made directly to Keys Estate Agents (01782 345645) and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

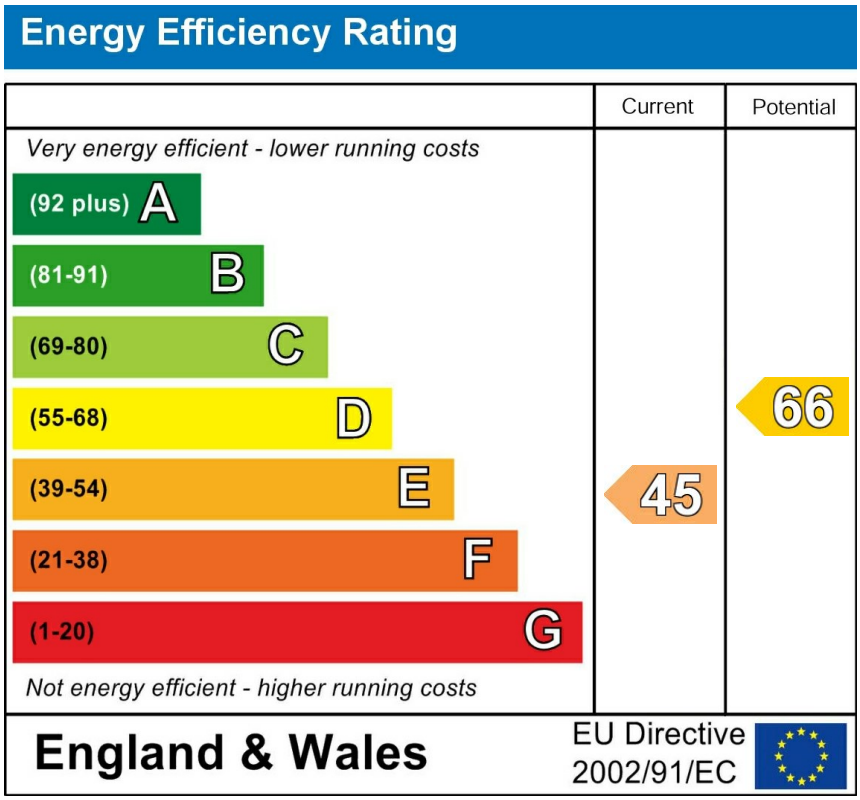
In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

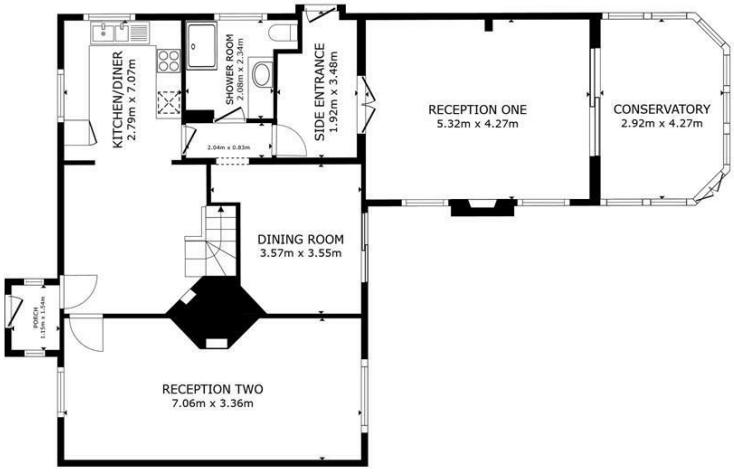
The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

GI (2)





FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 109.9 m² FLOOR 2 48.0 m²
EXCLUDED AREAS : REDUCED HEADROOM 6.1 m²
TOTAL : 157.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchases should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

Written quotations of credit terms available on request. A life assurance policy may be required

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