

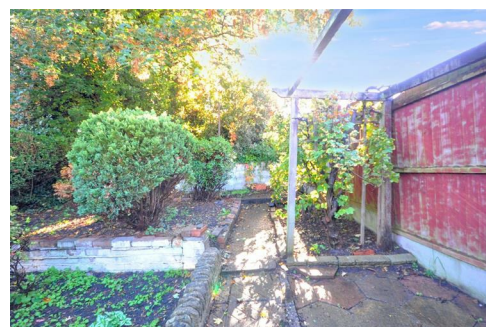


6, Kent Grove, Stone, ST15 8LN



£160,000

If you're looking in Stone for a sensibly priced family home then this could be the one! This steel framed Cussins semi-detached property is approached via a private driveway and boasts a delightful enclosed rear garden. The spacious accommodation includes: entrance hall, living room diner, kitchen, rear hall/utility with guest cloakroom and store, to the first floor there are three bedrooms and a family bathroom. Also benefitting from gas central heating, uPVC windows and doors. All of this conveniently located within easy access of Stone town centre, local schools, amenities, and commuter routes.
No Upward Chain - Early Viewing Essential



01785 811 800

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



Entrance Hall

A uPVC part obscure double glazed front door opens to the hallway. With radiator, under stairs storage cupboard, carpet, doorways to the living room diner, kitchen and access to the first floor stairs.

Living Room Diner

A spacious reception room offering a uPVC double glazed window to the front elevation and sliding door opening to the rear patio and garden. Ceiling coving, two radiators, gas fire, carpet and BT Open Reach connection.

Kitchen

Fitted with a range of wall and floor units, oak effect work surfaces with inset stainless steel 1 1/2 bowl sink and drainer with chrome mixer tap. Larder cupboard, uPVC double glazed window overlooking the rear garden, tiled floor, doorway to the rear hall/utility. Wall mounted Worcester Greenstar Junior gas central heating boiler.

Appliances including stainless steel gas hob and integral electric oven.

Rear Hall/Utility

With uPVC door to the front driveway and part obscure double glazed door opening to the rear patio and garden, quarry tile floor. Plumbing for a washing machine and space for additional appliances, doorways to the guest cloakroom and store.

Guest WC

Fitted with a white WC, radiator, quarry tile floor and uPVC obscure double glazed window to the front aspect.

Store

With fitted shelving and quarry tile floor.

First Floor

Stairs & Landing

Traditional stained newel post, spindle and banister stairs lead to a galleried landing. With carpet throughout, storage cupboard, loft access and uPVC obscure double glazed window to the side elevation.

Bedroom One

With ceiling coving, uPVC double glazed window to the front of the property, storage cupboard, radiator and carpet.

Bedroom Two

A second double bedroom offering a uPVC double glazed window overlooking the rear garden, radiator and carpet.

Bedroom Three

With uPVC double glazed window to the front aspect, storage cupboard, radiator and carpet.

Bathroom

Fitted with a white suite comprising standard bath, panel, shower rail & curtain with chrome taps and Triton T80xr electric shower system above, WC, pedestal wash hand basin with chrome taps. Fully tiled walls, radiator, carpet and uPVC obscure double glazed window to the rear aspect.

Outside

The property is approached via a tarmac driveway providing ample off road parking. With part walled and timber fence panelled boundaries.

Rear Garden

The well maintained, private and enclosed rear garden offers a paved patio and pathways, lawn, mature hedgerows, stocked flowerbeds and borders.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band A.

No upward chain.

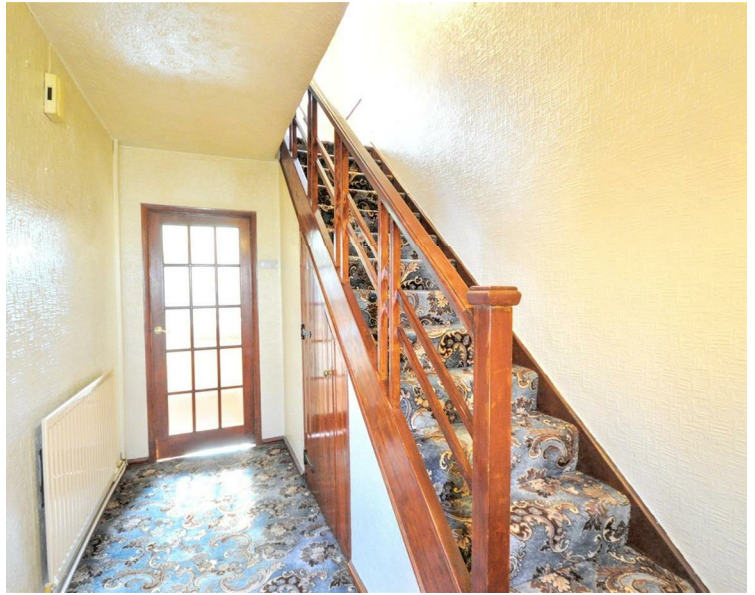
Services

Mains gas, water, electricity and drainage.

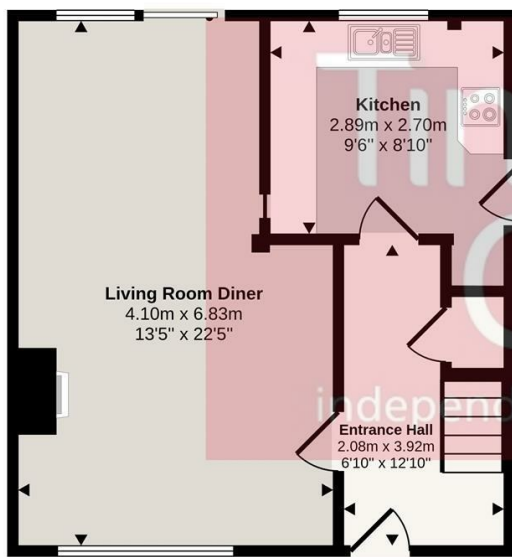
Gas central heating

Viewings

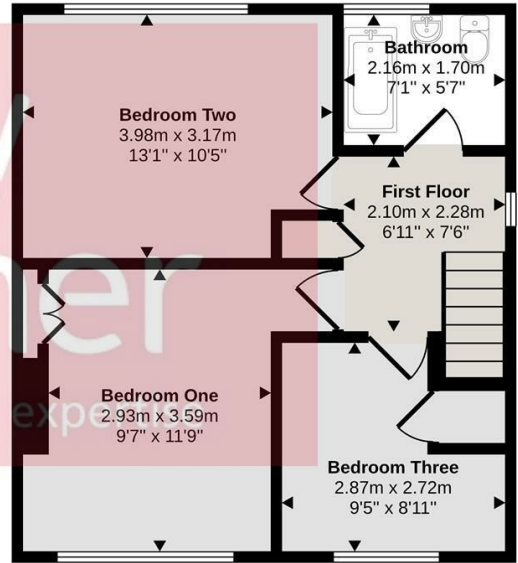
Strictly by appointment via the agent.



Approx Gross Internal Area
99 sq m / 1067 sq ft

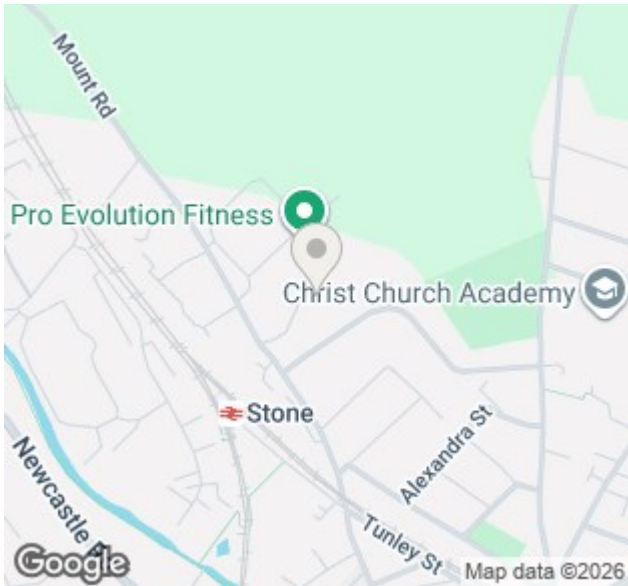


Ground Floor
Approx 55 sq m / 593 sq ft



First Floor
Approx 44 sq m / 474 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		72	79
		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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		69	69
		EU Directive 2002/91/EC	