

**Tinsley
Garner**
independent property expertise



69, Saxifrage Drive, Stone, ST15 8XY



Asking Price £200,000

A modern, well presented end town house situated in a popular and sought after area about one mile to the south of Stone town centre. Situated in a pleasant cul-de-sac position within strolling distance of the canal this property is a perfect first-time buy or buy-to-let investment. The house offers good size accommodation with two bedrooms, modern bathroom, sitting room and kitchen with fitted appliances and space for a dining table. Upvc double glazed windows throughout and gas fired central heating Pleasant enclosed low maintenance garden to the rear with patio area & gravel beds, off road parking for two cars. No upward chain.



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Entrance Porch

Enclosed porch with composite half glazed front door, wood effect laminate flooring & cloaks cupboard.

Lounge

16'9" x 11'8"

A good size living room which has a traditional style stone effect fireplace with polished granite inset and hearth and living flame gas fire, wood effect laminate flooring, radiator & TV aerial connection. Window to the front of the house.

Dining Kitchen

11'8" x 9'2"

A good size kitchen with space for a dining table. The kitchen is fitted with an extensive range of wall and base cupboards with light maple wood effect cabinet doors and black granite effect work surfaces with inset stainless steel sink unit. Fitted appliances comprising: stainless steel gas hob with matching extractor hood over, electric oven, plumbing for washing machine and space for a refrigerator. Ceramic wall tiling between the work surfaces and wall cupboards, tiled floor, radiator. Door to the rear gardens and window overlooking the garden.

Landing

With access hatch to loft space.

Bedroom 1

11'7" x 9'3"

Double bedroom with window to the rear of the house, radiator.

Bedroom 2

11'6" x 7'9"

Two windows to the front of the house, radiator.

Bathroom

Fitted with a modern white suite comprising: bath with glass shower screen and chrome mixer shower attachment, pedestal wash basin and WC. Airing cupboard housing the gas fired central heating boiler, radiator. Window to the side of the house.

Outside

The house is situated at the end of the cul-de-sac and is within strolling distance of the canal tow path and is ideally located for a stroll into town along the canal or Lichfield Road. Gardens front and rear with lawn to the front and a large low maintenance rear garden with paved patio, gravel beds, wooden deck and large garden store / shed.

General Information

Services mains gas, water, electricity & drainage. Gas central heating.

Tenure; Freehold

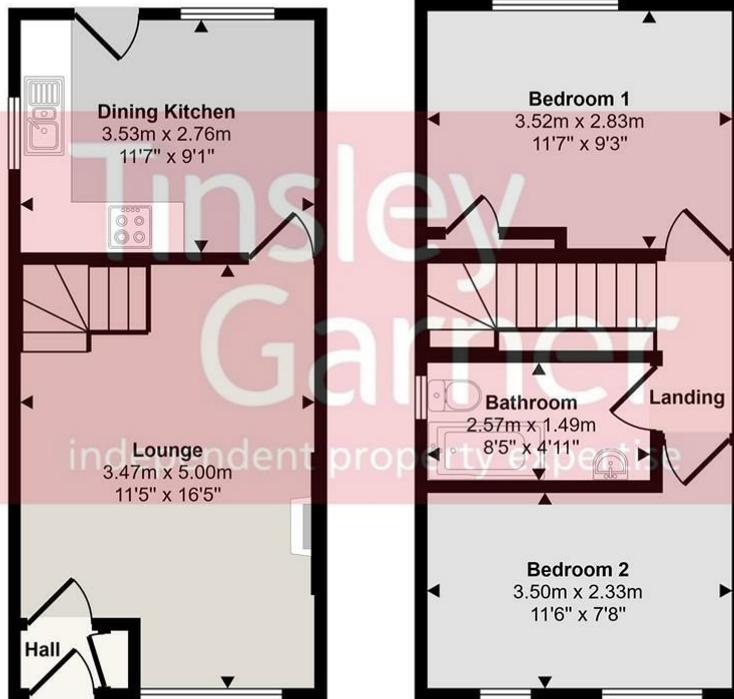
Viewing by appointment

Council tax band B

For sale by private treaty, subject to contract.
Vacant possession on completion.



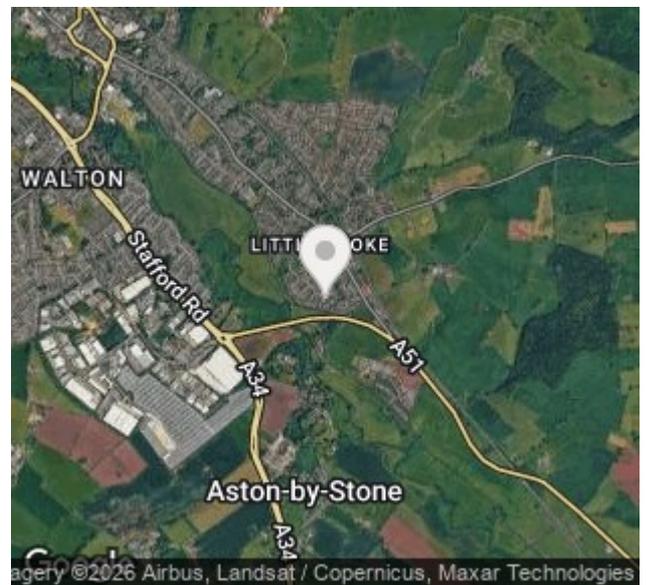
Approx Gross Internal Area
56 sq m / 606 sq ft



Ground Floor
Approx 28 sq m / 299 sq ft

First Floor
Approx 29 sq m / 307 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	
	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	
Current: 67	Potential: 83
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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	
Current: 55	Potential: 81
England & Wales	EU Directive 2002/91/EC