



## Throstle Bank, 13 The Redlands

Stone, ST15 8PX

Offers in excess of £385,000

**Tinsley  
Garner**

independent property expertise



Location, Location, Location! A rare opportunity to buy a detached family home in a prime position within The Redlands. Throstle Bank is set in a mature and delightful large plot, it is in need of modernisation throughout but offers plenty of scope for development. The present accommodation comprises; reception hall, guest cloakroom, lounge diner, study, breakfast kitchen, separate utility, shower room, integral garage, three double bedrooms and a family bathroom. This is a super house in a great location with huge potential, placed just half a mile from Stone town centre, a few minutes walk from St Micheal's primary school and only a short distance to the Trent & Mersey canal and Aston Marina.

Early Viewing Essential - NO UPWARD CHAIN

# Throstle Bank, 13 The Redlands

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## Reception Hallway

Upvc part obscure double glazed front door with matching sidelight opens to the hallway. Under stairs cupboard housing the Creda Electricaire warm air central heating system, carpet and access to the guest cloakroom, lounge diner, study, breakfast kitchen and first floor stairs.

## Guest Cloakroom

Fitted with a WC and corner wall mounted wash hand basin with chrome taps, fully tiles walls and carpet.

## Lounge Diner

A very spacious open plan reception room with plenty of space to entertain family and friends. With Upvc double glazed sliding door opening to the rear patio and garden, two windows to the front and rear aspects, stone fireplace with an open grate. TV connection and carpet.

## Study

With Upvc double glazed window to the side aspect and carpet.

## Breakfast Kitchen

Fitted with a range of wood effect wall and floor units, under wall unit lighting, marble effect work surfaces and breakfast bar, tiled splash-back, inset stainless steel 1½ bowl sink and drainer with chrome swan neck mixer tap. Upvc double glazed window overlooking the rear garden, planked vinyl flooring, storage cupboard and doorway to the utility. With free standing electric cooker, stainless steel extractor hood and light above, space for an under work surface fridge.

## Utility

With work surface, plumbing for both a dishwasher and washing machine, spaces for a tumble dryer

and freezer. Upvc double glazed window to the rear elevation, planked vinyl flooring, two part glazed external doors and doorways to the shower room and integral garage.

## Shower Room

With fully tiled walls, planked vinyl flooring, Upvc obscure double glazed window to the rear aspect, wall mounted electric fan heater, extractor fan and shower enclosure with a Triton Cara electric shower system.

## First Floor

### Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to a galleried landing with carpet throughout and Upvc double glazed window and door opening to the front balcony.

### Bedroom One

Offering a Upvc double glazed window with a superb far reaching view across the rear garden and beyond, vanity wash hand basin with chrome taps, storage cupboard and carpet.

### Bedroom Two

Also with a Upvc double glazed window overlooking the rear garden, storage cupboard and carpet.

### Bedroom Three

A third double bedroom with two Upvc double glazed windows to the front and side elevations, built-in wardrobe, carpet and eaves storage.

### Family Bathroom

Fitted with a white suite comprising: standard bath with chrome Victorian style shower head mixer tap,



pedestal wash hand basin with chrome taps, WC. Obscure window to the side aspect, fully tiled walls and carpet.

### Outside

The property is approached via a tarmac in/out driveway providing off road parking for several cars before an integral garage. The garage offers an electric roller shutter door, lighting and two windows.

### Front

To the front there is a central lawn, mature trees, raised shrub and flowerbeds. There is an open porch with coach light before the front door and side access to the rear garden via a pathway and wooden gate.

### Rear

The huge enclosed rear garden offers a paved patio and pathway, mature trees and hedgerows, rolling lawns, stocked shrub borders, timber fence panelling and shed.

### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax F

### Services

Mains water, electricity & drainage.

### Viewings

Strictly by appointment via the agent.







# Energy performance certificate (EPC)

13, The Redlands  
STONE  
ST15 8PX

Energy rating

**F**

Valid until 9 June 2030

Certificate number

**8901-7307-0022-9097-**

**3603**

<b>Property type</b>	Detached house
<b>Total floor area</b>	126 square metres

## Rules on letting this property

### You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8901-730...> 28/02/2021