



132 Lichfield Road

Stone, ST15 8PY

£260,000

**Tinsley
Garner**

independent property expertise



A traditional mature semi detached property set within a large plot in the popular and sought after location of Lichfield Road. Just half a mile from Stone town centre, a few minutes walk of St Micheal's primary school and a short distance to the Trent & Mersey canal and Aston Marina. The property would benefit from some modernisation but it offers plenty of scope and could to be developed to meet the needs of a growing family. The accommodation comprises: reception hall, lounge, dining room, large breakfast kitchen, rear hall, guest cloakroom, three bedrooms and family bathroom. Also benefitting from mature front, side and rear gardens, off road parking, detached garage, Upvc double glazing and gas central heating.

Early Viewing Advisable - NO UPWARD CHAIN

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Entrance Hall

A part obscure glazed front door opens to the reception hallway with cloaks cupboard, radiator, central heating thermostat and Upvc double glazed window to the front aspect. Access to the lounge, breakfast kitchen and first floor stairs.

Lounge

A spacious reception room offering a stone and tile fireplace with inset coal effect electric fire, Upvc double glazed window to the front elevation, four wall lights and radiator.

Breakfast Kitchen

Fitted with a range of oak wall, floor and display units, work surfaces with tiled splash-backs and inset polycarbon 1½ bowl sink and drainer with chrome mixer tap. Upvc double glazed window overlooking the rear garden and further window to the front aspect, radiator, part glazed door to the rear hallway, double doors opening to the dining room, scrubbed oak effect vinyl flooring and wall mounted Worcester Greenstar Ri gas central heating boiler. Space for a free standing cooker, plumbing for a washing machine and ample space for additional appliances.

Dining Room

With Upvc double glazed window to the rear garden and radiator.

Rear Hall

Part glazed external door to the rear patio, Upvc double glazed window overlooking the rear garden, doorway to the guest cloakroom.

Guest Cloakroom

Fitted with a white inset low level push button WC, obscure window to the side aspect and radiator.

First Floor

Stairs & Landing

With Upvc double glazed window to the side aspect and loft access.

Bedroom One

Offering a Upvc double glazed window to the front of the property, storage cupboard and radiator.

Bedroom Two

A second large double room with built-in wardrobes and storage to one wall, airing cupboard housing the hot water cylinder, radiator and Upvc double glazed window overlooking the rear garden.

Bedroom Three

With storage cupboard, radiator and Upvc double glazed window to the front of the property.

Family Bathroom

Fitted with a white suite comprising: standard bath, panel and shower screen with chrome shower head mixer tap, pedestal wash hand basin with chrome taps, low level push button WC. Part tiled walls, Upvc obscure double glazed window to the rear aspect and radiator.

Outside

The house occupies a generous size plot with off road parking and a detached single garage. The garage has a steel up/over door, window and side access door.

Front

The mature front garden offers lawns, hedgerows, stocked borders and flowers beds. There is side access to the rear garden via a pathway and wooden gate.



Rear

The delightful enclosed rear garden offers a patio, pathway, trees, stocked borders and flower beds, lawn, timber fence panelling and access gate to the rear lane.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

Services

Mains gas, water, electricity & drainage.

Gas central heating.

Viewings

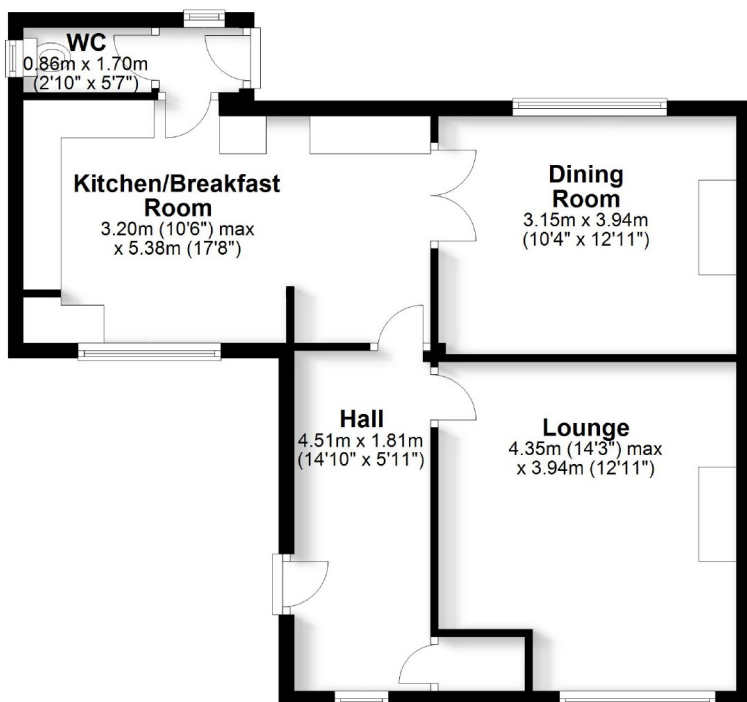
Strictly by appointment via the agent





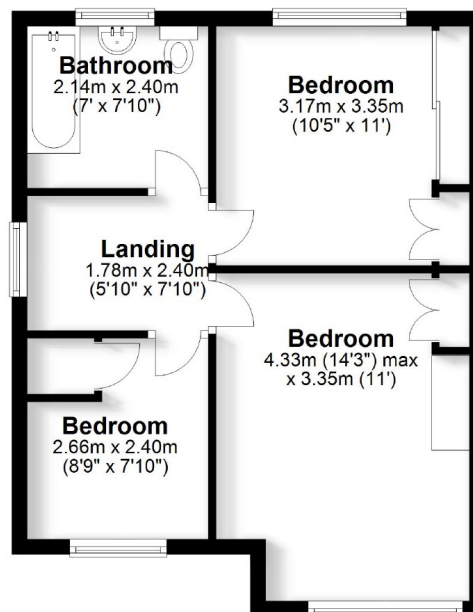
Ground Floor

Approx. 58.5 sq. metres (630.0 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



Total area: approx. 100.4 sq. metres (1080.8 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



Energy performance certificate (EPC)

132, Lichfield Road
STONE
ST15 8PY

Energy rating

D

Valid until 3 September 2023

Certificate number

0148-3012-7261-1537-

4934

Property type	Semi-detached house
Total floor area	98 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, 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/0148-301...> 28/02/2021