



3 Brookfield Court

Stone, ST15 8QP

£195,000

**Tinsley
Garner**

independent property expertise



A rare opportunity to purchase in one of Stone's most exclusive and sought after locations. This lovely Georgian style town house is the perfect pied-a-terre, situated in an exclusive courtyard development off the Lichfield Road about ten minutes walk from Stone town centre. Offering good size accommodation comprising; small hallway, guest cloakroom, spacious open plan lounge diner, conservatory and fitted kitchen with built-in appliances. To the first Floor there are two double bedrooms, shower room, and en-suite bathroom to the main bedroom. Upvc double glazed windows and doors throughout, gas central heating, low maintenance garden to the rear and off road parking for two cars in an enclosed private residents car park.

Early Viewing Essential - NO UPWARD CHAIN

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Entrance Hall

Upvc panelled front door with spy hole and window light above opens to the small hallway. With ceiling coving, tile effect vinyl flooring, doorways to the guest cloakroom and open plan lounge diner.

Guest Cloakroom

Fitted with a suite comprising inset low level push button WC and wall mounted wash hand basin with chrome taps. Upvc obscure double glazed window to the front elevation, ceiling coving, tile effect vinyl flooring and radiator.

Lounge Diner

A really spacious reception room offering an Adams style fire surround with marble back, hearth and inset coal effect electric fire, Upvc double glazed window to the front aspect and French doors opening to the conservatory. Ceiling coving, two radiators, under stairs storage cupboard, carpet and TV connection. Archway to the kitchen and stairs to the first floor accommodation.

Kitchen

The kitchen is fitted with a range of oak door fronted wall and floor units, contrasting work surfaces with inset polycarbon 1½ bowl sink and drainer with mixer tap. Ceiling coving, Upvc double glazed window to the conservatory and planked oak effect flooring. Appliances comprising; gas hob with extractor fan above and integrated double electric oven. Spaces for both an under work surface fridge and freezer.

Conservatory

A versatile additional reception room overlooking the rear garden. Low wall and Upvc double

glazed unit construction with opening top windows and French doors, vaulted roof, power sockets and tiled floor. Fitted base unit with plumbing for a washing machine and space for a tumble dryer.

First Floor

Stairs & Landing

Part white painted traditional spindle, newel post and banister stairs lead to the galleried landing. With carpet throughout, ceiling coving, loft access and airing cupboard housing the hot water cylinder and wall mounted Apollo gas central heating boiler.

Bedroom One

Offering a Upvc double glazed window to the front aspect, built-in wardrobes, large storage cupboard, radiator, carpet and doorway to the ensuite bathroom.

En-suite 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 mixer tap, low level push button WC. Upvc obscure double glazed window to the front of the property, ceiling coving, fully tiled walls, radiator and tile effect vinyl flooring.

Bedroom Two

A second double bedroom with Upvc double glazed window overlooking the rear garden, ceiling coving, storage cupboard, radiator and carpet.

Shower Room

Fitted with a white suite comprising; pedestal wash hand basin with chrome mixer tap, low level push



button WC and shower enclosure with Triton Enrich electric shower system, rail and curtain. Upvc obscure double glazed window to the rear aspect, ceiling coving, part tiled walls, strip-light/shaver point, radiator and tile effect vinyl flooring.

Outside

The house is set in a private and much sought after cul-de-sac location with off road parking for two cars in an enclosed private residents car park.

Front

With stocked flower bed and blocked paved pathway to an open porch with coach light before the front door. There is side access to the rear garden via a pathway and wooden gate.

Rear

The enclosed rear garden offers paved and gravelled patio areas, trees, shrub borders, small shed and timber fence panelling.

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.

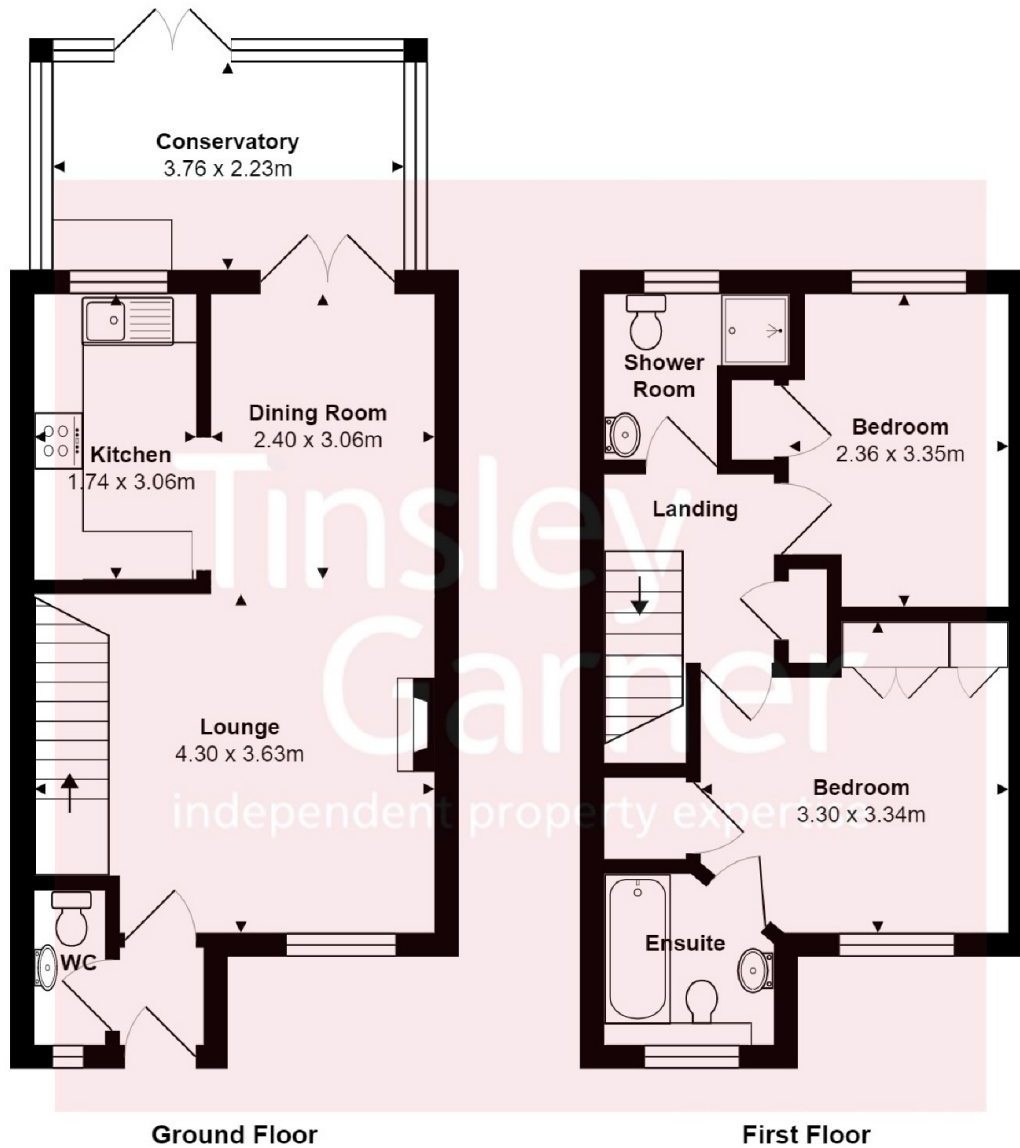
Viewings

Strictly by appointment via the agent.

Energy performance certificate (EPC)

3, Brookfield Court STONE ST15 8QP	Energy rating
	D
Valid until 13 March 2029	Certificate number
	8761-6127-5700-6764-9992
Property type	End-terrace house
Total floor area	63 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-leased-property-minimum-energy-efficiency-standard-landlord-guidance).	
Energy efficiency rating for this property	





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Total Area: 72.9 m²

All measurements are approximate and for display purposes only