



37 St Chads Close

Stone, ST15 8QA

£270,000

**Tinsley
Garner**

independent property expertise



A stylish traditional suburban semi in a quiet, leafy cul-de-sac location off the Lichfield Road about ten minutes walk from Stone town centre. The property displays all the attributes required of a family home featuring a lovely sitting room, stylish open plan kitchen with adjoining dining area, large utility and downstairs loo, complemented by three good size bedrooms and a contemporary bathroom. Moving to the outside, the house enjoys a larger than average plot with gardens that widen to the rear with plenty of space to extend without sacrificing outside space - planning permission has previously been granted for a ground floor rear extension. Add in to the mix a great location walking distance to town & St Michaels primary school & there you have it: the perfect family home!

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Enclosed Porch

Fully enclosed storm porch with upvc double glazed outer door, tiled step.

Entrance Hall

Welcoming reception area with upvc double glazed front door, staircase to the first floor landing with storage cupboard below. Doors to the lounge and kitchen. Radiator.

Lounge

A pleasant living room which has a bay window to the front of the house and double doors opening through to the dining area. Chimney breast with raised slate hearth, wooden mantle and wood burning stove. Wall light and centre light, TV aerial connection. Radiator.

Open Plan Dining Kitchen

A spacious open plan kitchen with space for dining. The kitchen is fitted with an extensive range of contemporary style wall & base cabinets with high gloss 'handleless' cabinet doors and matching wood block work surfaces with inset sink unit. Integrated appliances comprise: ceramic electric hob with extractor fan



over, electric oven fully integrated dish washer, refrigerator & freezer. Adjoining dining area with ample space for a family size table.

Rear Porch

A large conservatory style porch with upvc double glazed windows and wood effect laminate floor.

Cloakroom & WC

With suite comprising: WC and hand basin.

Landing

Window to the side of the house.

Bedroom 1

A large double bedroom with bay window to the front of the house, built-in wardrobes to one wall. Radiator.

Bedroom 2

Double bedroom with window to the rear of the house. Radiator.

Bedroom 3

A large single bedroom with window to the front of the house. Radiator.

Bathroom

Fitted with a white contemporary style suite featuring 'P-shaped' shower bath with glass screen and shower over,



pedestal basin & WC. Part ceramic tiled walls and tiled floor, chrome heated towel radiator. Window to the rear of the house.

Outside

The house occupies a large corner plot at the end of the cul-de-sac with a plot which widens considerably at the rear. Driveway parking for 2 / 3 cars leading to an attached single garage with up and over door, light & power. Large garden to the rear which features a lawn area and several patio areas, together with an enclosed yard at the side which is ideal for storage.

General Information

Services: Mains gas, water, electricity & drainage. Gas fired central Heating.

Council Tax Band

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.







Ground Floor



First Floor



Energy performance certificate (EPC)

37, St. Chads Close STONE ST15 8QA	Energy rating D
Valid until 7 February 2026	Certificate number 8876-7222-4100-7258-5906

Property type

Semi-detached house

Total floor area

99 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).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)