



**19 Rowhurst Crescent
Staffordshire ST7 1GB
Offers Over £230,000**



INDEPENDENT ESTATE AGENTS

19 Rowhurst Crescent, Staffordshire ST7 1GB

PART EX CONSIDERED. Stephenson Browne offers For Sale 19 Rowhurst Crescent, a beautifully presented and recently constructed detached family home, located on the highly regarded Taylor Wimpey development known as Bluebell Croft. Internally, the well laid out accommodation in brief comprises; entrance hall, WC, lounge, dining room with French doors, breakfast kitchen, separate utility, four bedrooms, master with en-suite and completing the layout, a family bathroom. Off road parking in turn leads to a garage whilst the house benefits from uPVC double glazing, gas central heating and a pleasant sized rear garden. Viewing is highly recommended.

Directions

Proceed along the A34 from Red Bull Traffic Lights, turn right in to Old Butt Lane. At the roundabout turn left in to BlueBell Croft, follow the road round to the left and the property can be found on the right hand side as identified by our for sale sign.

Entrance Hall

Staircase to the first floor, radiator, storage cupboard off.

WC

Comprising a low level W.C, wash hand basin. Window to front, radiator.

Lounge 19'9 x 11'2 (6.02m x 3.40m)

A spacious lounge with window to the front and French doors to the rear garden.

Dining Room 10'2 x 9'1 (3.10m x 2.77m)

Window to front and side. Radiator.

Breakfast Kitchen

Comprising a range of base and wall mounted cupboard units, work-surfaces, built in oven, hob and extractor hood. With a window to the front, radiator. Door to;

Utility

With a fitted work surface, single drainer sink unit. External side access door.

FIRST FLOOR

Bedroom One 11'10 x 11'5 (3.61m x 3.48m)

Window to the rear, fitted wardrobes.

En-Suite

Comprising an enclosed shower cubicle, low level w.c wash hand basin. Radiator.

Bedroom Two 11'8 x 9'8 (3.56m x 2.95m)

Window to the front, radiator.

Bedroom Three 9'10 x 8'1 (3.00m x 2.46m)

Window to the front, radiator.

Bedroom Four 10 x 7'9 max (3.05m x 2.36m max)

Window to the side, radiator.

Bathroom

Comprising a panelled bath, low level W.C wash hand basin. Window to the front.

Garage

Up and over entrance door.

Front Garden

With shrub borders. A driveway provides parking spaces.

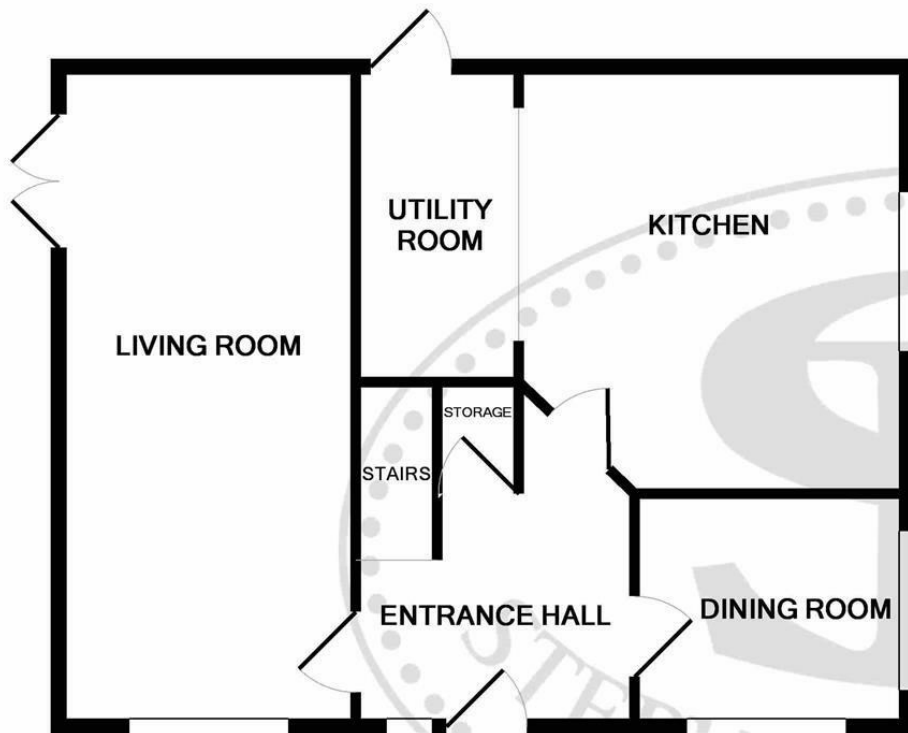
Rear Garden

A pleasant rear garden area. A paved patio area.

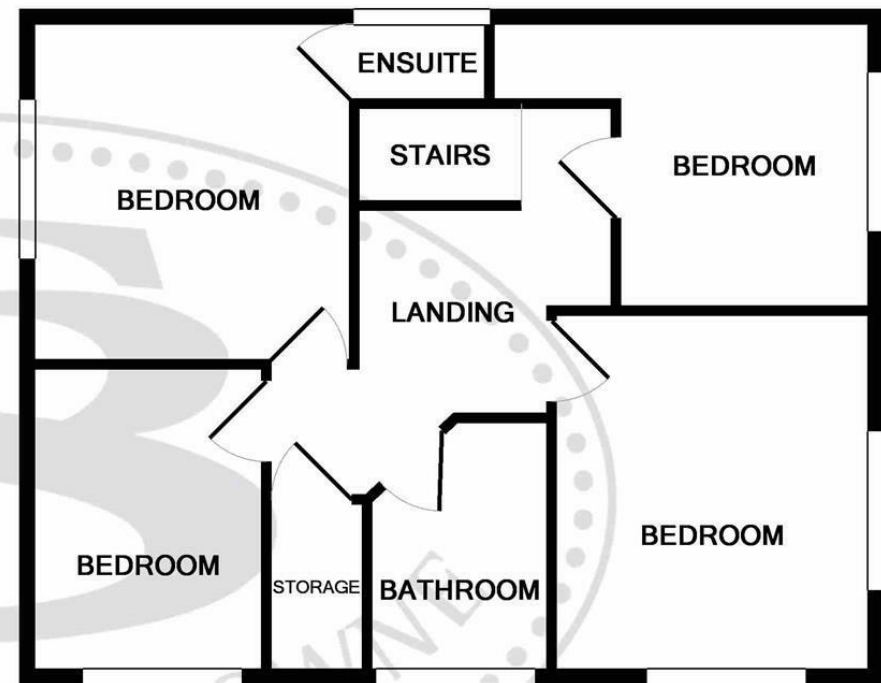


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Viewing: Please ring us to make an appointment. We are open from at least 9am to 5:30pm Monday to Friday and 9am to 4pm Saturday.



GROUND FLOOR
APPROX. FLOOR
AREA 524 SQ.FT.
(48.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 524 SQ.FT.
(48.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1047 SQ.FT. (97.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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