

# The Blythe

Stowe-by-Chartley, Stafford, ST18 0LT



This beautifully appointed three bedroom semi detached home is situated in a quiet cul de sac and enjoys open countryside views to the rear.

£220,000



John German

Situated on the outskirts of the popular village of Kingston, this property is positioned in a quiet cul de sac and will appeal to all ages. Kingston is home to The Talbot First School and for secondary school, the catchment is for Thomas Alleyne's High School in the nearby market town of Uttoxeter, that also offers a wide range of amenities including supermarkets, coffee shops, bars, a multi-screen cinema and leisure centre. It also has a train station as does the nearby town of Stafford.

#### Accommodation

An entrance door opens into the reception hall with stairs rising to the first floor and a door into the spacious living room with uPVC double glazed window to the front, electric fire and laminate floor. An arch opens into the breakfast kitchen fitted with a range of base and wall units, work surfaces incorporating an inset white ceramic sink and drainer with mixer tap over plus an electric oven, Electrolux hob and extractor above. There is space for a freestanding fridge freezer and space and plumbing for a dishwasher. A window overlooks the side and steps lead up the dining room with uPVC double glazed sliding doors out to the rear garden.

From the kitchen a door leads to the rear hallway which has doors to the side and rear in addition to the guest WC.

On the first floor are three bedrooms, two of which have built-in wardrobes, all served by the family bathroom that has a three-piece suite comprising bath with Triton electric shower over, low level WC, wash hand basin, storage cupboard and a window to rear.

#### Outside

A front garden with hedge border has an adjacent gated driveway providing parking for three/four vehicles leading to the garage with an up and over door. To the rear is a beautifully maintained garden with patio seating area and steps up to a lawn having established planted beds and borders that backs onto open countryside. There is also a summerhouse.

#### Notes

The property is not registered with Land Registry.

A new roof was installed in 2012 with a 10 year warranty.

The property has a CCTV system (included with the property).

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water and electricity are believed to be connected to the property. Oil central heating, the boiler is being serviced in November 2020. Shared drainage to a treatment plant between 14 houses. Purchasers are advised to satisfy themselves as to their suitability.

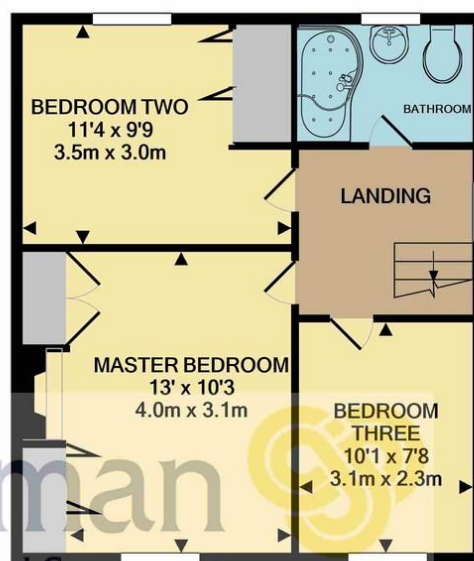
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/02112020

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B



GROUND FLOOR



1ST FLOOR

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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Score	Energy rating	Current	Potential
92+	A		103   A
81-91	B		
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		



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## Agents' Notes

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