



13 St James Green

Cote Heath, ST21 6RU

£179,000

**Tinsley
Garner**

independent property expertise



This well presented end-terraced property offers plenty of space for all the family. Extensively renovated and upgraded by the present owner and offering accommodation comprising: reception hallway, dining room, open plan lounge with cosy wood burning stove, modern kitchen with fitted appliances, separate utility and a guest cloakroom. To the first floor there are three good size bedrooms and family bathroom. The property is approached via a private driveway providing ample off road parking before a carport. Also benefitting from gas combi central heating, Upvc double glazing, large front garden and south facing enclosed rear garden. Viewing Highly Recommended.

13 St James Green

Cote Heath, ST21 6RU

Entrance Hall

A Upvc part obscure double glazed front door opens to the reception hallway with radiator, Upvc double glazed window to the side aspect and carpet. Access to the dining room, kitchen and first floor stairs.

Dining Room

Open plan to the lounge, the dining area has ample space for a family size table. With Upvc double glazed bay window to the front of the house, ceiling coving, radiator and carpet.

Lounge

A spacious and cosy reception room offering a feature open chimney breast with oak mantle, tiled hearth and inset wood burning stove. Upvc double glazed sliding door opening to the rear garden, ceiling coving, radiator, carpet, TV and BT Internet connections.

Kitchen

Fitted with a range of oak effect wall and floor units, black marble effect 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, part obscure glazed door to the rear hallway, recessed ceiling lights, under stairs storage cupboard, chrome towel radiator, laminate flooring and wall mounted Worcester 28cdi gas condensing combi central heating boiler. Appliances comprising: electric hob, integral electric oven and grill, plumbing for a dishwasher.

Rear Hallway

Two external doors offer dual access to both the front and rear aspects, with tiled floor, doorways to the utility and guest cloakroom.

Utility

With window to the front elevation, base unit, work surface, storage shelving, plumbing for a washing machine and space for a tumble dryer.

Guest Cloakroom

Fitted with a white suite comprising low level push button WC and wall mounted wash hand basin with chrome mixer tap. Window to the rear elevation, part tiled walls and tiled floor.

First Floor

Stairs & Landing

With carpet throughout, Upvc double glazed window to the side aspect and loft access. The loft has a drop down ladder, light and is partially boarded for storage purposes.

Bedroom One

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

Bedroom Two

With Upvc double glazed window overlooking the rear garden, radiator and carpet.

Bedroom Three

A good size third bedroom with ceiling coving, radiator, Upvc double glazed window to the front aspect and carpet.

Family Bathroom

Fitted with a white suite comprising: standard bath, panel and shower screen with chrome mixer tap and mains fed twin head thermostatic shower system above, vanity wash hand basin with chrome mixer tap, inset low level push button WC. Wall shower panels, tiled floor, Upvc obscure double



glazed window to the rear aspect and chrome towel radiator.

Outside

The house occupies a generous size plot and is approached via a gravelled and part paved driveway providing plenty of off road parking before a carport.

Front

The large front garden offers two lawns, hedgerows and block paved pathway leading to an open porch and the front door.

Rear

The enclosed south facing rear garden offers a paved patio and pathway, artificial lawn, raised timber sleeper stocked flowerbeds, brick built secure store, timber fence panelling and external water connection.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band B

Services

Mains gas, water, electricity & drainage.

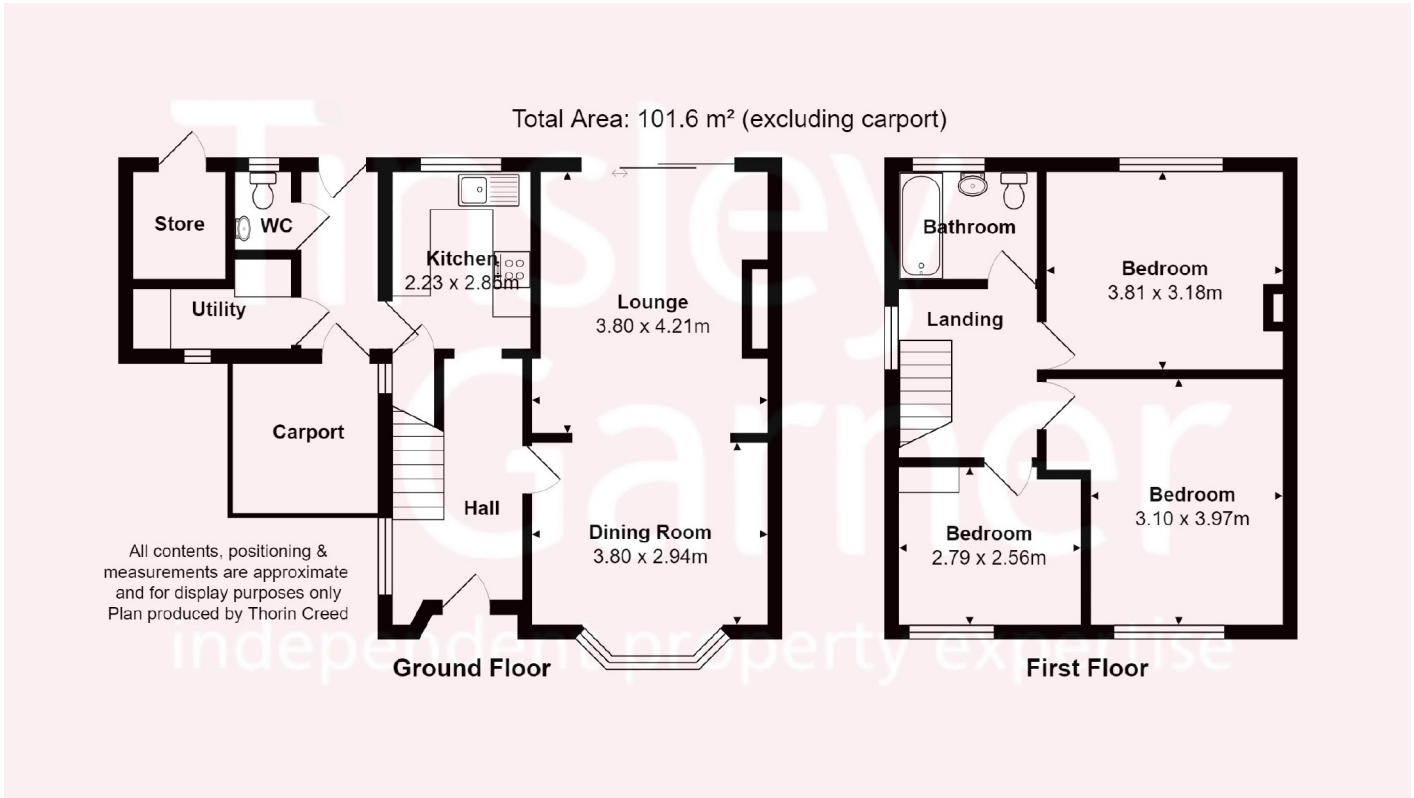
Gas central heating.

Viewings

Strictly by appointment via the agent







Energy performance certificate (EPC)

13 ST JAMES GREEN COTES HEATH STAFFORD ST21 6RU	Energy rating E
Valid until 19 November 2030	Certificate number 6190-4608-0022-7027-3903

Property type

End-terrace house

Total floor area

90 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 E. It has the potential to be C.

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