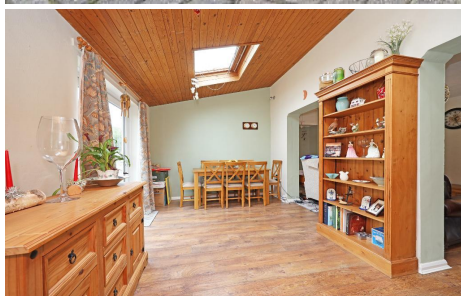




AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM SEMI-DETACHED FOR SALE - OFFERS IN EXCESS OF £230,000

TILLING DRIVE, STONE, STAFFORDSHIRE, ST15 0AA



## KEY FEATURES

• THREE BED SEMI-DETACHED WITH GARAGE • SPACIOUS LOUNGE/DINER • MODERN FITTED KITCHEN •  
THREE DOUBLE BEDROOMS • FAMILY BATHROOM • GAS CENTRAL HEATING & DOUBLE GLAZING • FULLY  
ENCLOSED GARDEN • CLOSE TO LOCAL AMENITIES



## DESCRIPTION

Austin & Roe are delighted to offer For Sale this Three Bedroom Semi Detached property with part garage and driveway for off road parking, close to local amenities and within walking distance of Stone and the railway station.

The property comprises an Entrance Hall, Lounge/Diner, Kitchen and Shower Room with WC on the Ground Floor; on the First Floor is the Landing, Three Bedrooms and Family Bathroom. The property benefits from double glazing, gas central heating and electric garage doors.

At the front of the property is a block paved driveway to the garage which extends across to the front entrance, adjacent is a cotswold stone gravelled area. To the rear is a fully enclosed low-maintenance garden with a large paved area for alfresco dining and outdoor entertainment with a raised bed and flower border. The entire garden is surrounded by well maintained wooden fencing.

## LOCATION

Leave Stone Town Centre via Stafford Road, cross the traffic Island on the A34 and continue on the Eccleshall Road, turn left on Tilling Drive and the property is on the left.

## GROUND FLOOR

**Entrance Hall - 11' 6" x 2' 10" (3.51m x 0.88m)** The property is entered via a white uPVC glazed door into a welcoming Entrance Hall with neutral decor, a white ceiling with central pendant light fitting, a wall mounted central heating radiator and wood laminate flooring. There are doors opening into the Lounge/Diner, Shower Room, a opening into the Kitchen and stairs rising to the Landing above.

**Lounge/Dining Room - 19' 9" x 17' 7" (6.04m x 5.37m)** The open-plan Lounge/Diner has two archways separating the two areas, the decor is neutral with a contrast pale green chimney breast wall, a white ceiling in the Lounge area with a central pendant light fitting and a wooden slightly pitched ceiling in the Dining area with two roof windows, a white wooden fireplace with marble back and hearth inset with a coal effect gas fire, two wall mounted central heating radiators, uPVC white sliding patio doors to the rear aspect and wooden flooring.

**Kitchen - 11' 6" x 6' 3" (3.51m x 1.91m)** The modern Kitchen has neutral decor with beige toned ceramic tiled splash backs, a white ceiling with two light fittings and wooden laminate flooring. There is a selection of full height, wall and base unite with wooden countertops inset with a one-and-a-half-bowl stainless steel sink, drainer and chrome dual lever swan-neck mixer tap, a stand alone four burner gas cooker with pull down glass top, space for a fridge/freezer and washing machine. There is also a free-standing mobile kitchen unit.

**Shower Room with WC - 8' 2" x 4' 3" (2.5m x 1.32m)** The Shower Room with WC is conveniently situated in the entrance hall by the front door, the decor is white with waterproof splash back which matches the interior of the shower cubicle, there is a white ceiling with flush central light fitting and extractor fan and grey wood effect flooring. The white sanitary ware comprises an electric shower with glass shower screen door, a vanity unit inset with a wash hand basin and chrome mixer tap, a low-level close coupled WC with a push button flush and a chrome wall mounted heated towel rail/radiator.

## FIRST FLOOR



**Stairs & Landing - 5' 6" x 4' 4" (1.69m x 1.34m)** The Stairs rise from the Entrance Hall with two quarter turns to the Landing above, decor is neutral with a white ceiling having a pendant light fitting and loft hatch giving access to the roof space above, a double glazed window to the side aspect and neutral fitted carpet.

**Bedroom 1 - 13' 1" x 8' 9" (4m x 2.69m)** The First Bedroom has pale grey walls, a white ceiling with central light fitting, a double glazed window to the rear aspect, wall mounted central heating radiator and neutral fitted carpet.

**Bedroom 2 - 10' 0" x 8' 5" (3.07m x 2.58m)** The Second Bedroom has pale grey walls, a white ceiling with central light fitting, a double glazed window to the rear aspect, wall mounted central heating radiator, TV connection and neutral fitted carpet.

**Bedroom 3 - 8' 4" x 8' 4" (2.56m x 2.55m)** The Third Bedroom has pale green walls, a white ceiling with central light fitting, a double glazed window to the front aspect, wall mounted central heating radiator, TV connection, a built-in wardrobe and neutral fitted carpet.

**Family Bathroom - 7' 0" x 5' 5" (2.15m x 1.67m)** The Family Bathroom benefits from full height ceramic tiling with a neutral tile at the top, border tile across the centre and blue at the bottom, a white ceiling with a wooden light fitting, a window to the front aspect with obscured glass, a wall mounted central heating radiator and wooden laminate flooring. The white bathroom suite comprises a panel bath, pedestal wash hand basin and low-level WC.

EXTERIOR

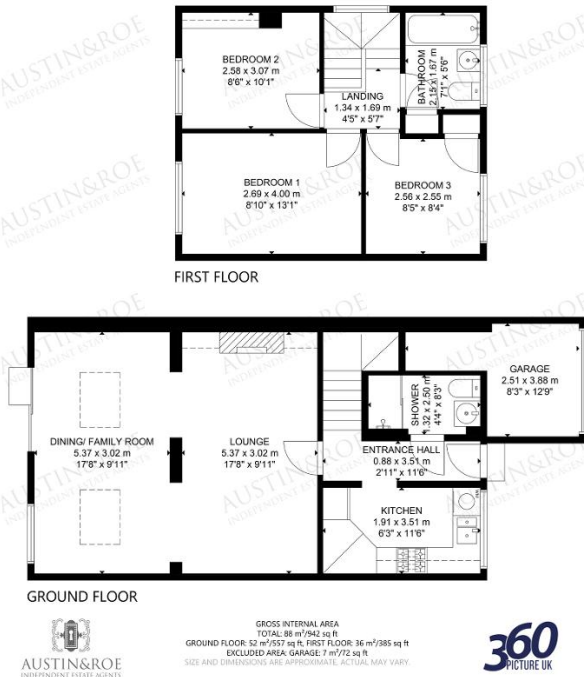
**Converted Garage/Storage - 12' 8" x 8' 2" (3.88m x 2.51m)** The converted garage is used for storage as it has been converted for the downstairs shower room, there are electric doors, power and lighting.

**Outside Areas -** At the front of the property is a large block paved driveway allowing for plenty of off-road parking which extends across the front of the property and to the garage doors, adjacent is a cotswold stone chippings bed making this a low maintenance area. To the rear of the property is a fully enclosed garden having a large paved patio area for alfresco dining and outdoor entertaining, there is a small border and a raised bed and plenty of room for container gardening. The entire garden is surrounded by well maintained garden fencing.









ADDITIONAL PHOTOS



ENERGY EFFICIENCY

