



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM SHOP WITH TWO BEDROOM FLAT ABOVE FOR SALE - £240,000

OLD ROAD, STONE, STAFFORDSHIRE, ST15 8HR



KEY FEATURES

- RETAIL PREMISES & TWO BED ACCOMMODATION • SHOP ON THE GROUND FLOOR • TWO SHOWROOMS AND WORKSHOP • NUMEROUS STOREROOMS & GARAGE • SPACIOUS LOUNGE & DINING ROOM • FITTED KITCHEN • SHOWER ROOM • ROOF TERRACE

STONE

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DESCRIPTION

Austin & Roe are pleased to Offer For Sale a retail shop premises with a garage and Two Bedroom Residential Accommodation on the floor above within walking distance of Stone Town Centre and Railway Station.

This is a unique opportunity to buy a property with bags of potential, whether kept as retail property with living accommodation or transformed into just residential property. If you want a project this property could be your next home.

The property comprises on the ground floor, a Shop, with Show Rooms, Workshops, Store Rooms and Halls, a Garage and Courtyard; on the First Floor is the Landing, Lounge, Dining Room, Kitchen, Inner Hallway, a Shower Room, Store Room, Two Bedrooms and Roof Terrace.

There is a yard and courtyard area at the rear of the shop with stairs up to a roof terrace and an annex at the back.

The Council Tax Band is B

You can view the virtual tour of this property on our website, rightmove, or the internet by typing the following link into your subject bar:

<https://my.360picture.uk/tour/58-60-old-road>

LOCATION

Take Radford Street out of Stone, at the railway bridge traffic lights turn left into Stonebridge Square and second right Into Old Road and you will find the property on your left.

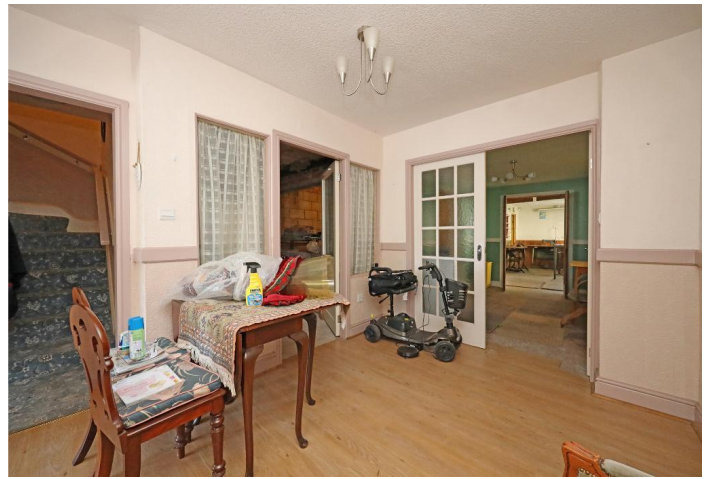
GROUND FLOOR

Front of Shop - 16' 0" x 12' 2" (4.88m x 3.73m) The shop is entered through a wooden glazed door with transom window above, the decor is two tone with a dado rail, there are three steps up with a white balustrade onto the shop floor, there is a white ceiling with central light fitting and recessed spotlights, a bay window to the front aspect with a wall mounted electric heater below, an ornamental fireplace inset with electric fire, an under-stair storage cupboard and light wood laminate flooring. Double doors opening into the first of two showrooms.

First Showroom - 11' 11" x 8' 6" (3.65m x 2.6m) The First Showroom has similar two tone neutral and white decor with a dado rail, a white ceiling with central light fitting and light wood laminated flooring. There is a shelved storage cupboard, a door opening onto the staircase to the floor above, a door opening into a storage room, double doors opening into the second showroom and double doors opening into the garage.

Second Showroom - 13' 0" x 8' 5" (3.98m x 2.57m) The Second Showroom has two tone green walls with a white dado rail, a white ceiling with central light fitting, double doors with glazed panels from the First Showroom, a window opening onto the garage, double door into the second store room and double doors opening into the workshop.

Workshop - 16' 7" x 9' 3" (5.07m x 2.83m) The workshop has a fluorescent strip light to the ceiling, a second fluorescent strip light over the courtyard window, dual aspect windows onto the yard and courtyard areas, a part doorway into the second storage area that has



been partly bricked up, a door into the third storage area which also has a WC, is at the end of the workshop.

Store Room 1 - 10' 7" x 7' 10" (3.25m x 2.41m) The First Storage room is mainly exposed brick, lath & plaster ceiling which has had a baton with fluorescent lighting, an opening for a window into the next storage room.

Store Room 2 - 15' 11" x 9' 10" (4.87m x 3.02m) The Second Storage Room has exposed brick and block walls, a plasterboard ceiling with central light fitting, double doors into the workshop area and with part filled in doorway and a part built window area into storeroom 1

Store Room 3 With WC - 12' 10" x 9' 10" (3.92m x 3.02m) The Third Store Room has block walls which have been white washed, a boded ceiling with central light fitting, shelving, a door opening into a WC 2.14m x 0.93m (7'-0" x 3'-1") which has a white low-level WC. with light above. There is a door and window opening onto the hallway with stairs.

Hall with Stairs to roof Terrace - 11' 4" x 6' 5" (3.46m x 1.98m) The Hallway is a lean to structure with with windows onto the courtyard and stairs rising to the Roof Terrace, the walls are white, a wooden ceiling with a central light fitting and grey porcelain floor tiles.

Porch to Annex - 8' 11" x 6' 11" (2.73m x 2.13m) The Porch to the Annex is a continuation of the Hall but is open to the Courtyard side, having an exposed wooden lean to roof, white walls and porcelain floor tiles. There are double doors opening into the Annex Storeroom.

FIRST FLOOR

Lounge - 18' 10" x 11' 2" (5.75m x 3.42m) The Living Area comprises an impressive Lounge with two tone floral and plain walls with dado, plate shelves and wall lights, a white ceiling with central light fitting, a double glazed window and double glazed "French" doors opening onto the roof terrace, two double glazed wall mounted central heating radiators, a wooden fireplace surround with tiled back and hearth fitted with a coal effect gas fire, TV Connection and grey fitted carpet.

Dining Room - 11' 2" x 9' 0" (3.42m x 2.76m) The Dining Room has two tone wall covering with dado rail and plate shelf, a picture light, a white ceiling with pendant light fitting, a wall mounted radiator, TV connection and grey fitted carpet

Kitchen - 12' 11" x 9' 6" (3.95m x 2.9m) The fitted Kitchen has vibrant red wall tiles, white ceiling with a central circular fluorescent fitting, dual aspect double glazed windows and a uPVC double glazed door onto the roof terrace, a wall mounted central heating radiator and neutral vinyl tile effect floor covering. There is a selection of white wall and base units with black granite effect countertops and up-stands inset with a stainless steel sink, drainer and chrome dual lever mixer taps, a stand alone double oven with glass hob lid and an extractor cooker hood above, space and plumbing for dishwasher and washing machine, space for undercounted fridge and freezer and ample plug points and sockets. There are "saloon bar" doors onto the inner hallway

Inner Hallway - 15' 1" x 2' 9" (4.6m x 0.84m) The inner hallway runs between the kitchen and dining room with bathroom and storage room in between. The decor is neutral with wooden panelling and a wall light, a white ceiling, wall mounted central heating radiator and neutral vinyl tile effect flooring.

Shower Room - 8' 5" x 6' 3" (2.58m x 1.91m) The Shower Room benefits from full height neutral ceramic tiling on the walls, a white ceiling with recess spotlights, a double glazed window onto the roof terrace area and neutral vinyl tile effect floor covering. The sanitary ware comprises a shower cubicle with shower and louvred shower screen door, a vanity unit with built-in cupboards, a granite effect counter top inset with a wash hand basin with single lever mixer tap, a close coupled low-level WC with push button flush and a wall mounted heated towel rail/radiator.

Store/Utility - 6' 8" x 6' 3" (2.05m x 1.91m) The Storage Room/Utility has neutral wall covering, a white ceiling with central light fittings, a double gazed window to the side aspect with a wall mounted central heating radiator below, shelving, space for a tumble dryer and neutral vinyl tile effect flooring.

Stairs & Landing Hallway - 9' 10" x 2' 8" (3.01m x 0.82m) The stairs rise from the ground floor hallway to the landing hallway above with a half turn, with two tone neutral walls with dado and handrail, white balustrade, a white ceiling with central light fitting. and patterned fitted carpet. A door opens into the hallway two tone floral and plain wall covering and wooden picture rail, wooden laminate flooring white ceiling and central light fitting. There are doors opening onto the two bedrooms.

Bedroom 1 - 12' 4" x 12' 1" (3.76m x 3.69m) The First Bedroom has pale green wall covering with a central border paper and wall lights, a white ceiling with brown exposed beams and a bed canopy, a double glazed window to the front aspect, fitted bedroom furniture, a wall mounted central heating radiator, a "Victorian" cast iron fireplace with ornate decorating and hearth and neutral fitted carpet.

Bedroom 2 - 15' 9" x 9' 6" (4.82m x 2.92m) The Second Bedroom has pale silvery green wall covering with a central border paper, a white ceiling with central light fitting, a double glazed window to the front aspect, fitted bedroom furniture, a wall mounted central heating radiator, a "Victorian" cast iron fireplace with ornate decorating and hearth and neutral fitted carpet.

Roof Terrace - 33' 6" x 18' 2" (10.22m x 5.54m) The Roof Terrace follows the outline of the building and provides a lovely sitting area for the apartment, it forms a bridge over the yard area and is of a wooden structure with a polycarbonate roof above. There is a staircase from the courtyard area via the porch and hall.

EXTERIOR

Outside Courtyard Area - 22' 3" x 18' 4" (6.8m x 5.59m) The Courtyard Area is an open paved space which currently needs clearing but

which could be a delight, it has a tree, areas for flower/shrubbery plants, space for container gardening, walls to all side with trellis and would make a lovely space for alfresco dining and out door entertaining, a real sun-trap.

Yard Area - 18' 1" x 8' 5" (5.53m x 2.57m) The yard area runs from the back of the garage, along the side of workshop and under the bridge which has the roof terrace above. It then becomes the courtyard area.

Garage - 33' 11" x 8' 10" (10.35m x 2.71m) The Garage runs from the front to the back of the building and has double doors opening onto a yard area that leads to the courtyard. There are electric up-and-over doors, power and lighting, numerous doors open into the main building. There is also a door at the front of the building that allows access to the garage without using the garage doors.

ANNEXE

Store Room - 17' 2" x 13' 11" (5.24m x 4.26m) The Annex Store Room is a large space, some attempt has been made to start tiling the floor area, it has double doors which open onto the court yard area, part of the ceiling has been boded with some exposed timber and lighting.

Store Room with Stairs to Annex Room - 12' 1" x 10' 11" (3.69m x 3.33m) A second smaller storeroom has a door and window onto the courtyard area, a central light fitting and stairs rising to the floor above.

First Floor Room in Annex - 28' 5" x 11' 8" (8.67m x 3.58m) The Room on the first floor of the annex stretches across the entire building, with two windows onto the courtyard area, the walls are block, the ceiling has not been boarded but the wiring for the lighting has been done.



