



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

4 BEDROOM END TERRACED FOR SALE - OFFERS IN REGION OF £249,999

RIVER VIEW MEWS, STAFFORD CLOSE, STONE, STAFFORDSHIRE, ST15 0LJ



## KEY FEATURES

- THREE STOREY FOUR BEDROOM TOWN HOUSE • PARKING TO THE FRONT • SPACIOUS LOUNGE • MODERN KITCHEN/DINER • STYLISH BATHROOMS • NO CHAIN • DRIVEWAY • GOOD COMMUTER LINKS

STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

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## DESCRIPTION

Austin & Roe have pleasure in offering For Sale this well presented Four Bedroom, Three storey Townhouse within walking distance to Stone Town Centre's comprehensive range of shops, amenities, public houses, restaurants and railway station.

This is a Chain Free Property.

The property comprises Entrance Hall, Lounge, Study, Guest Cloakroom and Kitchen/Diner on the Ground Floor; on the First Floor is the Landing, Two Bedrooms and Family Bathroom; on the Second Floor is Two Bedrooms and En-Suite Shower room. The property benefits from gas central heating and double glazing.

To the front of the property is a block paving parking area, to the rear is a fully enclosed low maintenance garden with 'Astro turf' lawn, a paved patio for alfresco dining and outdoor entertainment and a useful garden shed surrounded by wooden fencing.

Council Tax Band B  
Mains Electric & Gas  
Mains Water, Drains & Sewerage  
Broadband FTTC  
Mobile Coverage  
Low Risk of Flooding

You can view the virtual tour for this lovely property on our website, Rightmove or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/4-river-view-mews>

## LOCATION

From our office in Granville Square at the top of the High Street, take the right hand lane onto Christchurch Way, keep in the right hand lane turning right into Stafford Street, continue onto the left hand lane onto Stafford Road, continue past M&S and the Whitebridge Park entrance and turn into Stafford Close on your right, your destination will be on your left.

## GROUND FLOOR

**Entrance Hallway - 11' 6" x 7' 7" (3.52m x 2.34m)** The property is entered via a white composite glazed door into a welcoming Entrance Hall having grey decor, a white ceiling with central pendant light fitting, a wall mounted central heating radiator and neutral stone effect tiled flooring. There are doors opening into the Lounge, Study, Ground Floor WC and Kitchen Diner, with stairs rising to the First Floor.

**Lounge - 18' 9" x 9' 5" (5.72m x 2.89m)** The spacious Lounge has dark blue decor with contemporary paneling effect wall, a white ceiling with recessed spot lights and access hatch in to the roof space above, a double glazed window to the front aspect with wall mounted central heating radiator below, TV Point and wooden laminate flooring. There are double glazed patio doors opening in to the Garden.

**Study - 10' 4" x 8' 1" (3.17m x 2.47m)** The Study has grey decor with contemporary contrast wall, a white ceiling with central pendant light fitting, a double glazed dual aspect window to the front, with wall mounted central heating radiator below, TV Point and wooden laminate flooring. There is a door into the Hallway.

**Guest Cloakroom -** The Guest Cloakroom has grey decor, a white ceiling with central light fitting, extractor fan, a wall mounted central



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heating radiator and slate effect tiled flooring. The white sanitary ware comprises a vanity unit with white single bowl hand basin with chrome single lever mixer tap and tiled splash back and a low-level close coupled WC.

**Kitchen Diner - 13' 6" x 11' 11" (4.13m x 3.65m)** The Kitchen/Diner has neutral decor, a white ceiling with central light fitting, plumbing for a central heating radiator, a double glazed window to the rear aspect and a uPVC glazed doors opening onto the rear paved patio area and tiled stone effect floor. There is a selection of white wall and base units with grey granite effect countertops inset with a stainless steel one-and-a-half bowl sinks, drainer and chrome single lever mixer taps, space for a range cooker with extractor cooker hood above, spaces for a washing machine, dishwasher and fridge freezer. There is ample room for a table and four chairs.

**Garden -** To the rear of the property is a fully enclosed low maintenance garden with 'Astro turf' lawn, a paved patio for alfresco dining and outdoor entertainment and a useful garden shed surrounded by painted grey wooden fencing.

FIRST FLOOR

**Bedroom 2 - 13' 6" x 10' 6" (4.13m x 3.21m)** Bedroom 2 has pale grey decor, white ceiling with central pendant light fitting, a double glazed window to the front aspect, exposed painted floorboards, power and TV connection.

**Bedroom 4 - 7' 10" x 8' 4" (2.4m x 2.55m)** Bedroom 2 has pale pink decor, white ceiling with central pendant light fitting, a double glazed window to the rear aspect, wooden flooring, power connection.

**Family Bathroom - 11' 3" x 5' 2" (3.44m x 1.59m)** The Family Bathroom has grey decor, half white tiling, white ceiling with central light fitting and extractor fan and geometric patterned floor tiles. The white bathroom suite comprises a paneled bath with chrome mixer taps and bracket for shower above, a pedestal wash hand basin, low-level WC and wall mounted chrome electric heated towel rail.

**Landing - 9' 4" x 7' 3" (2.85m x 2.23m)** The landing has pale grey decor, white ceiling with a central pendant light fitting, stairs to the second floor and grey fitted carpet. There are white paneled doors leading to Bedroom 2, Bedroom 4 and the Family Bathroom, a double glazed window with side aspect and a wall mounted central heating radiator.

SECOND FLOOR

**Master Bedroom - 13' 5" x 9' 0" (4.11m x 2.76m)** The Master bedroom has white decor, white ceiling with central pendant light fitting, a double glazed window to the front aspect, exposed painted floorboards, power and TV connection and a door leading in to the En-suite.

**Bedroom 3 - 13' 6" x 8' 2" (4.12m x 2.49m)** Bedroom 3 has pale grey decor, white ceiling with central pendant light fitting, a double glazed window to the rear aspect, wooden flooring and power connection.

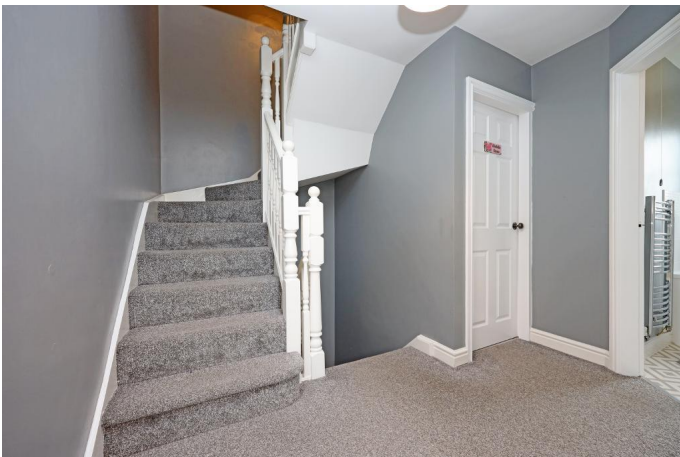
**En Suite - 10' 6" x 3' 10" (3.22m x 1.18m)** The contemporary En-Suite has white decor, full height white and grey tiling to the showering area, white ceiling with central light fitting and extractor fan and geometric patterned floor tiles. The sanitaryware comprises a walk in shower with black framed glass screen, black mixer fittings and a contemporary square shower head, a slab effect vanity unit with black hair pin legs and bowl sink, black mixer tap, low-level WC with push button flush and wall mounted black heated towel rail.

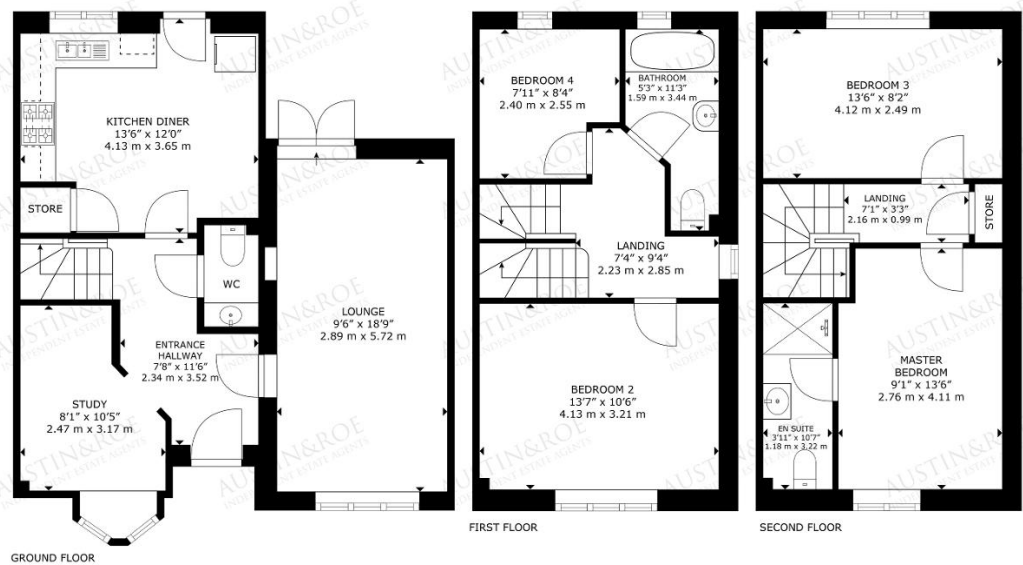
**Landing - 7' 1" x 3' 2" (2.16m x 0.99m)** The landing has grey decor, white ceiling with a central pendant light fitting and a ceiling hatch to provide access in to the roof space. There are white paneled doors leading to the Master Bedroom, Bedroom 3 and a store.

EXTERIOR

**Outside Areas -** To the front of the property is a block driveway extending across the front and allowing parallel parking for two cars, a raised slate bed and border.

To the rear of the property is a fully enclosed low maintenance garden mainly laid to lawn with a paved patio for alfresco dining and outdoor entertainment, a garden shed on a second paved area, and the entire garden is surrounded by wooden fencing with a wooden side gate.





GROSS INTERNAL AREA  
TOTAL: 116 m<sup>2</sup>/1,260 sq ft  
GROUND FLOOR: 52 m<sup>2</sup>/560 sq ft, FIRST FLOOR: 32 m<sup>2</sup>/350 sq ft,  
SECOND FLOOR: 32 m<sup>2</sup>/350 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		