



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

## 2 BEDROOM SEMI-DETACHED FOR SALE - £185,000

SAVERLEY GREEN ROAD, SAVERLEY, HILDERSTONE, STAFFORDSHIRE, ST11 9QX



### KEY FEATURES

- TWO BEDROOM SEMI DETACHED COTTAGE • COSY LOUNGE WITH OPEN FIRE • FORMAL DINING ROOM • FITTED KITCHEN • GROUND FLOOR BATHROOM • 2 DOUBLE BEDROOMS • REAR GARDEN • PARKING ON DRIVEWAY

STONE

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## DESCRIPTION

Austin & Roe have great pleasure in bringing to the market this Two Bedroom semi detached cottage FOR SALE, in the semi-rural location of Saverley Green, close to local amenities and within easy access to the M6 and motorway network.

The property comprises a Living Room, Dining Room, Kitchen and Bathroom on the Ground Floor; on the First Floor are the Two Bedrooms. The property has electric heating and double glazing.

A pave courtyard and gravel bed to the rear with garden and off road parking to the side.

The Council Tax Band is B.  
Mains Electrics  
No Mains Gas  
Mains Water  
Mains Sewerage and Drains  
Cable Broadband  
Mobile Coverage

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/firlee-cottage>

## GROUND FLOOR

**Living Room - 12' 6" x 10' 11" (3.83m x 3.34m)** The property is entered through a uPVC double glazed wood effect door into a welcoming Living Room with grey decor having a light grey contrast chimney breast and shelving in one alcove, a white ceiling with coved cornices and a central pendant light fitting, a double glazed window with an storage heater below with a wooden radiator cover, a working fireplace, TV connection and laminate wood effect flooring. There is a door leading through to the dining room.

**Dining Room - 12' 6" x 11' 0" (3.83m x 3.36m)** The Dining Room has grey decor, a white ceiling with coved cornice and a central pendant light fitting, a double glazed window to the side aspect with a wall mounted panel heater below, a wooden fireplace with tiled hearth and laminate flooring. There is a useful understair cupboard, a door opening onto the staircase and a sliding door opening into the kitchen.

**Kitchen - 11' 11" x 7' 7" (3.65m x 2.33m)** The fitted Kitchen has grey decor with white tiled splash backs, a white ceiling with fluorescent strip light fitting a double glazed window to the side aspect, a built-in storage cupboard, an exterior wood effect uPVC door glazed with obscured glass, a door leading through to the bathroom and a neutral porcelain tiled floor. There is a selection of white wall and base units topped with pale grey countertops inset with a stainless steel sink, drainer and chrome taps, a space for an electric cooker, fridge freezer and washing machine. A sliding door opens onto a small hallway with doors to the bathroom and a storage/airing cupboard.

**Bathroom - 6' 7" x 5' 11" (2.01m x 1.82m)** The Family Bathroom has white decor with grey porcelain tiles to one wall, waterproof boarding in the showering area, a white ceiling with a flush light, a double glazed window fitted with roller blind to the side aspect, a wall mounted panel heater and laminate flooring. The white bathroom suite comprises a panel bath with electric shower above, a pedestal wash hand basin and a low-level WC.

## FIRST FLOOR



**Stairs & Landing** - From the dining room a door opens onto the Stairs which rise to the small landing above giving access to the two bedrooms. The decor is white with a white ceiling and central pendant light fitting and green fitted carpet.

**Bedroom 1 (front) - 12' 6" x 11' 0" (3.82m x 3.36m)** The First Bedroom has neutral decor, a white ceiling with coved cornice and a central pendant light fitting, a double glazed window to the front aspect, a wall mounted storage heater and neutral fitted carpet.

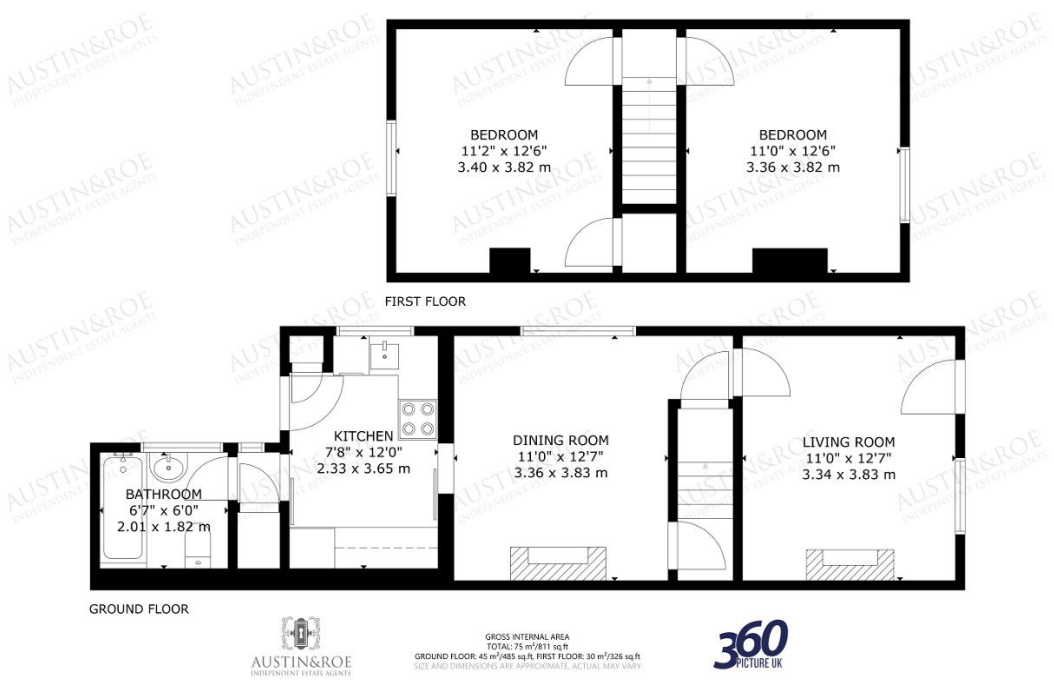
**Bedroom 2 (Rear) - 12' 6" x 11' 1" (3.82m x 3.4m)** The Second Bedroom has neutral decor with a grey chimney breast, a white ceiling with a central pendant light fitting, a double glazed window to the rear aspect, a wall mounted storage heater, a built in storage cupboard and neutral fitted carpet.

EXTERIOR

**Outside Areas** - At the front of the property there is a narrow border, at the rear is a paved and gravel courtyard for alfresco dining and outdoor entertaining and to the side, there is a garden and area for off-road parking which is screened from the front by a shrubbery hedge.







ADDITIONAL PHOTOS



ENERGY EFFICIENCY

