



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM TERRACED FOR SALE - £230,000

SIMEON WAY, SAXIFRAGE ESTATE, STONE, ST15 8FJ



## KEY FEATURES

• THREE BEDROOM MID TERRACE HOUSE • SPACIOUS LIVING ROOM • CONSERVATORY • GARAGE AND OFF ROAD PARKING • GAS CENTRAL HEATING AND DOUBLE GLAZING • WALKING DISTANCE OF TOWN CENTRE • CLOSE TO THE CANAL TOW PATH



## DESCRIPTION

Austin & Roe are delighted to bring to the market this lovely Three Bedroom Mid Terrace Property in a popular residential area, within walking distance of the Town Centre, Station and the Canal tow path.

The property comprises an Entrance Hall, Living Room, Kitchen, Conservatory and Guest Cloakroom on the Ground Floor; on the First Floor is the Landing, Three Bedrooms and Family Bathroom. The property benefits from gas central heating, double glazing and a Garage.

At the front of the property is a graveled garden with feature stone inlays and edging, with a paved pathway to the entrance and hedging to either side. To the rear is a fully enclosed garden with a paved patio area for alfresco dining and outdoor entertaining, a garden laid out to lawn with mature shrubbery borders, surrounded by wooden fencing with a gate onto the side pathway.

The Council Tax Band is C  
Mains Gas and Electricity  
Mains Water, Drains and Sewerage  
Broadband FTTC  
Mobile Coverage  
Low Risk of Flooding

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

<https://my.360picture.uk/tour/4-simeon-way>

## LOCATION

From Stone town centre, take the Lichfield Road B5027, turn right on to Saxifrage Drive, turn right at the traffic island, take the second right turning on to Simeon Way, the Property is on your right.

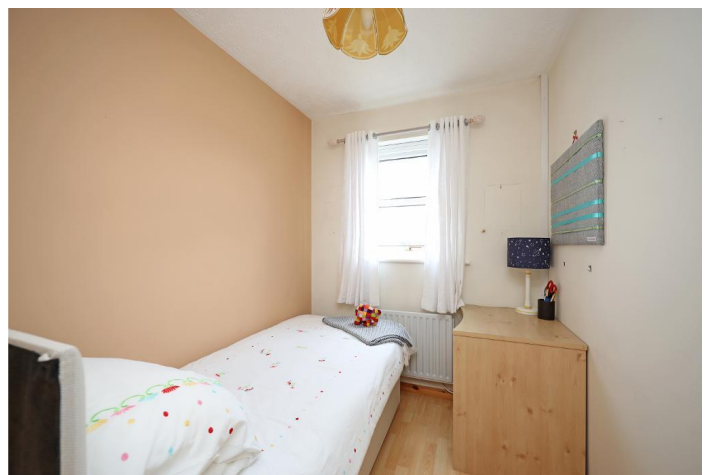
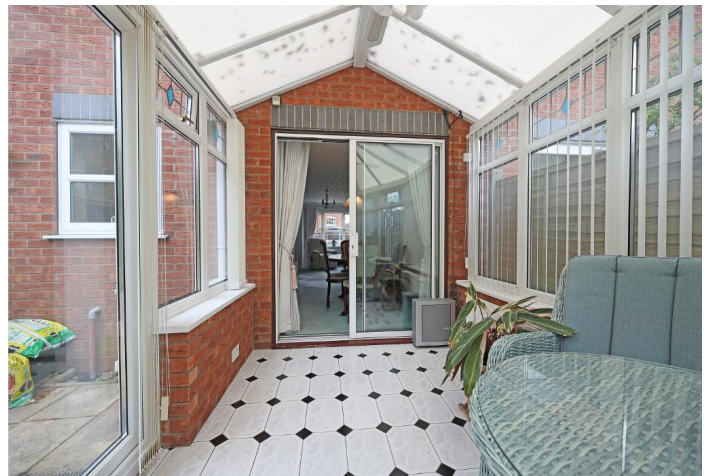
## GROUND FLOOR

**Entrance Hallway - 9' 6" x 5' 3" (2.9m x 1.62m)** The property is entered via a glazed uPVC door into a welcoming Entrance Hall, with neutral decor, a white ceiling with central pendant light fitting, a wall mounted central heating radiator and pale green fitted carpet. There are doors opening into the guest cloakroom, living room and stairs rising to the floor above.

**Guest Cloakroom -** The Guest Cloakroom has pale yellow decor with patterned border, a white ceiling with a central flush light fitting, a double glazed window with obscured glass to the front aspect, a wall mounted central heating radiator and pale green fitted carpet. The white sanitary ware comprises a wall mounted wash hand basin with chrome taps and tiled splash back and a low-level close coupled WC with lever flush.

**Living Room - 25' 3" x 11' 5" (7.7m x 3.49m)** The Spacious Living room has pale neutral decor, a white ceiling with coved cornicing and two pendant light fittings, a double glazed window fitted with "Venetian" blinds to the front aspect with a wall mounted central heating radiator below, a double glazed sliding patio door in to the conservatory, a gas 'coal effect' fire with a wooden surround and marble hearth, a TV connection point and pale green fitted carpet. A door opens in to the Kitchen.

**Kitchen - 7' 3" x 8' 8" (2.23m x 2.65m)** The fitted Kitchen has neutral decor with beige tiled splash back, a white ceiling with a central light



fitting, a double glazed window to the rear aspect and tiled effect vinyl flooring. There is a selection of cream shaker style wall and base units with wood effect countertop inset with a stainless steel one-and-a-half bowl sink, drainer and chrome mixer tap, a new boiler that was fitted in March 2024, an electric hob with integrated extractor hood above, an integrated oven and space and plumbing for a washing machine, dishwasher and fridge-freezer.

**Conservatory - 12' 9" x 7' 10" (3.89m x 2.39m)** The Conservatory is a uPVC construction on dwarf brick walls with double glazed windows, fitted with decorative coloured glass panes and vertical blinds. The vaulted uPVC paneled roof is fitted with an electric fan light, there is a wall mounted central heating radiator and a tiled floor. Double doors open up in to the garden.

FIRST FLOOR

**Stairs and Landing - 9' 4" x 6' 4" (2.85m x 1.94m)** The Stairs rise with a quarter turn to the Landing above having neutral decor, white balustrade, white ceiling with central pendant light fitting and loft hatch giving access to the roof space above and a pale green fitted carpet. There are doors opening into the three bedrooms and family bathroom.

**Bedroom 1 - 11' 0" x 8' 2" (3.37m x 2.51m)** The first Bedroom has neutral decor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below, a built-in wardrobe and wood effect laminate flooring.

**Bedroom 2 - 9' 8" x 8' 2" (2.95m x 2.49m)** The second Bedroom has pale purple decor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, a built-in wardrobe and wood effect laminate flooring.

**Bedroom 3 - 6' 3" x 8' 7" (1.93m x 2.63m)** The third Bedroom has neutral decor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below and wood effect laminate flooring.

**Family Bathroom / Wet Room - 6' 3" x 6' 4" (1.91m x 1.94m)** The Family Bathroom has pale blue decor, with full height wall tiling to two walls, and half height to the third. It has a white ceiling with central light fitting, a double glazed obscured glass window to the rear aspect and sheet vinyl flooring. The Bathroom is constructed as a wet room, with drainage in the floor and an open showering area with a tracked shower curtain. The Sanitaryware consists of a white vanity unit with wash hand basin and chrome taps, a wall mounted electric shower and a low level close couple wc with push button flush.

EXTERIOR

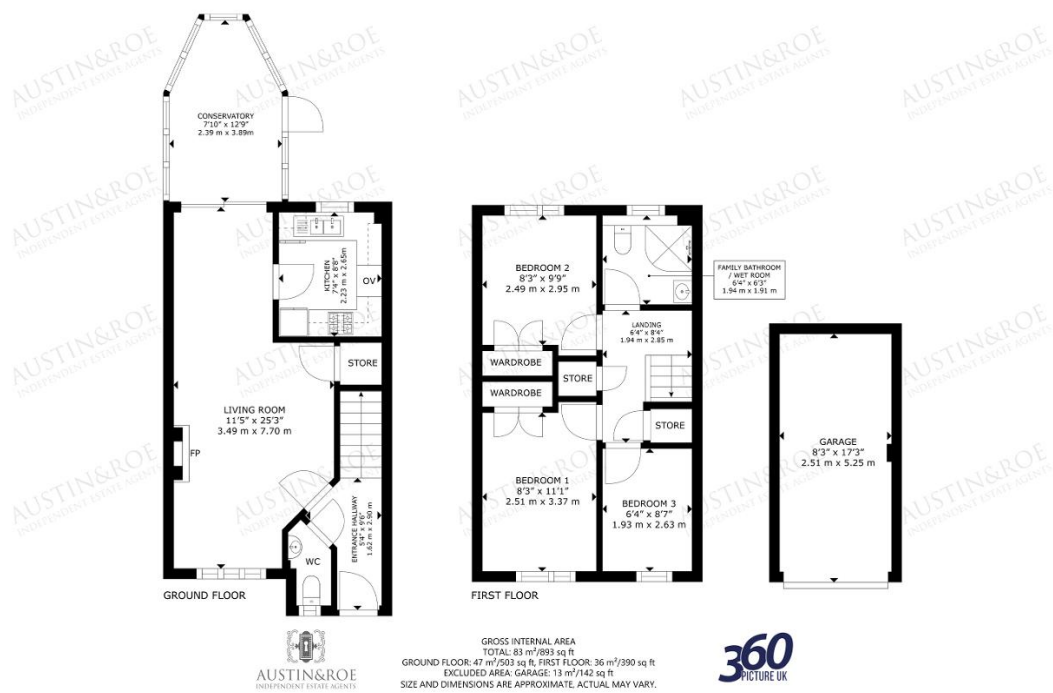
**Garage - 17' 2" x 8' 2" (5.25m x 2.51m)** The Single Garage is located to the side of the neighboring property. It has a green metal up and over door and a pitched roof.

**Outside Spaces -** At the front of the property is a graveled garden with feature stone inlays and edging, with a paved pathway to the entrance and hedging to either side, this belongs fully to 4 Simeon Way and is part to the sale. To the rear is a fully enclosed garden with a paved patio area for alfresco dining and outdoor entertaining, a garden laid to lawn with mature shrubbery borders, surrounded by wooden fencing with a gate onto the side pathway.









ADDITIONAL PHOTOS



ENERGY EFFICIENCY

