



*Kevin Ford & Co. Ltd.*

Chartered Surveyors, Estate Agents & Valuers



## **49 The Green, Kingsley, Staffordshire ST10 2AG Offers around £120,000**

This traditional house has been refurbished throughout making it ideal for the first time purchaser to move straight into! Or an opportunity for the investor to consider a rental to their property portfolio.

The property stands proudly roadside offering TWO BEDROOMS and a GOOD SIZED GARDEN!

The accommodation in brief provides an attractive lounge, well appointed kitchen with built in appliances, an inner passage leading to the downstairs bathroom having a white three piece suite. Stairs from the kitchen lead up to the floor floor where there are two good sized bedrooms.

Externally there is an enclosed rear garden which has been fully landscaped consisting of an artificial lawn and decking area ideal for an outside seating space.

The Green happens to be situated within Kingsley Village where there is a nearby Church, School and not too far from further shops and amenities. If you are looking for a semi-rural countryside retreat then this is the property for you!



## The Accommodation Comprises:

### Lounge

11'6" x 12'2" (3.51m x 3.71m )

A cosy lounge having been neutrally decorated and laid with laminate flooring. There is a UPVC window looking over the front elevation and a UPVC front entrance door.

### Kitchen

9'2" x 14'1" (2.79m x 4.29m )

The kitchen is well appointed to consist of a good range of white matt cupboards, high units and drawers with ample work surfaces over. Built in appliances include an electric oven, hob & over head extractor hood, an inset stainless steel sink unit with mixer tap sits underneath the UPVC window and there are tiled splashbacks. The room has a tiled floor and enough room to accommodate a dining table.

### Rear Passage

The tile flooring runs through and there is a built in storage cupboard and UPVC rear entrance door.

### Bathroom

6'11" x 7'9" (max) (2.11m x 2.36m (max))

The bathroom benefits from a white three piece suite including a panelled in bath with mixer tap, glass side screen and a plumbed in shower over. There is a wash hand basin having a handy vanity unit under, low flush WC, part tiled walls and floor. There are two privacy UPVC windows to finish.

### First Floor

Stairs rise from the Kitchen leading to the:

### Bedroom One

11'7" x 13'2" (3.53m x 4.01m )

A double bedroom with UPVC window and radiator.

### Bedroom Two

9'2" x 10'8" (2.79m x 3.25m )

The second bedroom is still of good size having a UPVC window and radiator.

### Outside

The property stands road side having a pavement forecourt. To the rear there is a good sized landscaped garden area having artificial grass and a decking area ideal for outside entertainment. The garden is fully enclosed and has the benefit of a timber shed for extra outside storage.

## Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

## Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

## Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

## Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

