



11, Brindley Close, ST15 8ZL



Asking Price £340,000

A smart & stylish three storey town house situated in a prime canal side cul-de-sac location on the northern outskirts of Stone. This is a lovely house which has been extensively updated by the current owners to create a comfortable, well appointed home offering spacious and flexible accommodation which is appointed to a high standard throughout. Great outside space with a low maintenance garden to the rear offering plenty of opportunity for outdoor living and a sunny canal facing balcony off the sitting room, ideal for enjoying a sundowner whilst watching the world pass by at a slower pace. The house is in a super location with direct access to the canal tow path, walking distance to the town centre and offering an easy escape to the picturesque Staffordshire countryside.





## Porch

## Entrance Hall

A good size reception area, with composite part glazed front door and side windows, large built-in cloaks cupboard and internal access to the garage. Wood effect flooring and turned staircase to the first floor landing. Radiator.

## Cloaks & WC

With white suite comprising WC & vanity basin. Wood effect floor. Radiator.

## Sitting Room

A pleasant living room which has a window to the rear and French doors opening through to the garden room. Herringbone pattern wood effect flooring, TV aerial connection. Radiator.

## Garden Room

A super addition to the living space, this large garden room / study has full width windows across the rear and French doors opening to the gardens. tall vaulted ceiling with skylight window and wood effect flooring.

## First Floor Landing

Turned staircase to the second floor landing. Large utility cupboard with plumbing for a washing machine, sink unit and lots of storage. Built as a WC when the house was constructed and could easily reinstated if required.

## Lounge / Dining Room

Comfortable first floor living and entertaining room with window to the front of the house and French doors opening onto a small sunny balcony overlooking the canal. Wood effect floor. Radiator.

## Breakfast Kitchen

A smart upgraded kitchen with space for casual dining. featuring an extensive range of wall & base cabinets with contemporary style high gloss cabinet doors and coordinating counter tops with inset sink unit and a breakfast bar seating two. Integrated appliances comprise; ceramic electric hob with extractor over, eye level electric double oven, fully integrated dish washer, washing machine, fridge and freezer. Two rear facing windows, herringbone pattern tile effect flooring.

## Second Floor Landing

## Bedroom 1

Double bedroom with two windows to the front of the house overlooking the canal. Fitted wardrobes to one wall. Radiator.

## En-Suite

White suite comprising; vanity basin & WC. Part ceramic tile walls and tile floor. Chrome heated towel radiator.

## Bedroom 2

Double bedroom with two rear facing windows. Fitted wardrobes

to one wall together with a built-in double wardrobe and airing cupboard housing the central heating boiler. Two rear facing windows. Radiator.

## Shower Room

Stylish upgraded shower room featuring a white suite with corner quadrant shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Ceramic wall tiling to full height, chrome heated towel radiator.

## Outside

Driveway parking with space for two cars and integral single garage with up and over door, light and power. Fully enclosed rear garden which is designed for a minimum of maintenance, with paved patio and seating area, artificial lawn and raised planted borders. Pedestrian access at the rear. The house is located in a small cul-de-sac on the edge of the popular Whitebridge suburb, with direct access to the canal tow path and within walking distance of both the town centre and some beautiful countryside.

## General Information

Services; Mains gas, electricity, water & drainage. Gas central heating.

## Council Tax band D

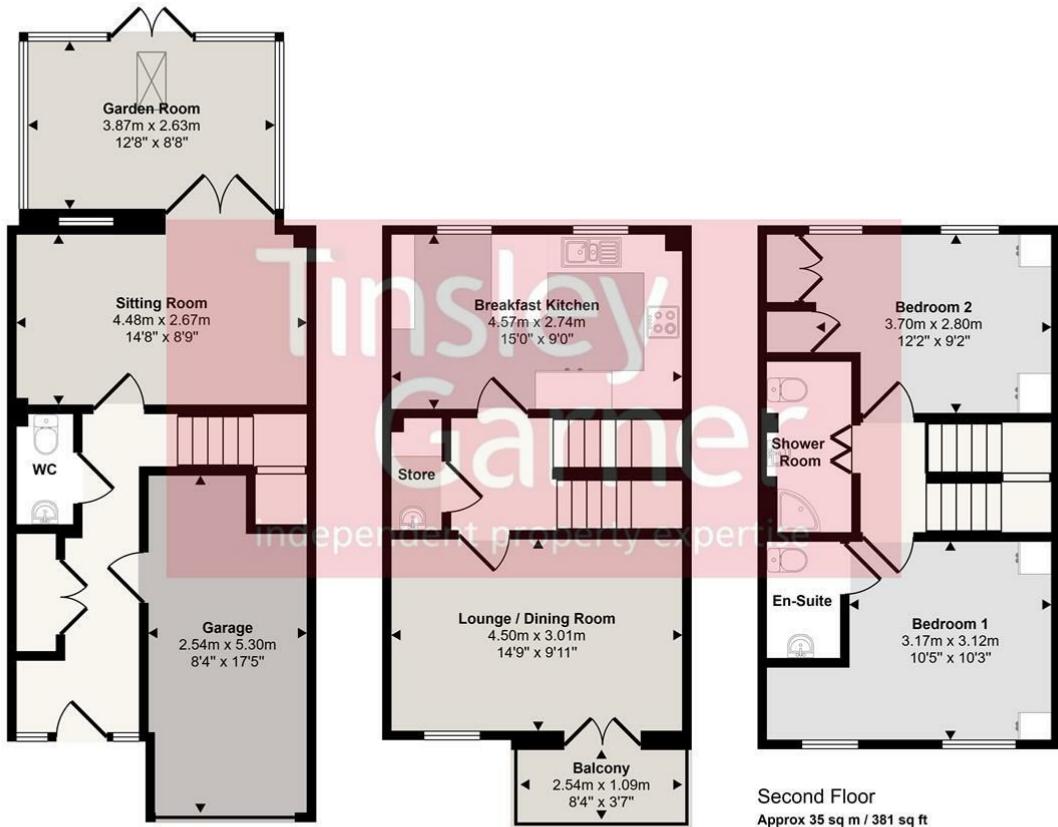
## Tenure; Freehold

## Viewing by appointment

For sale by private treaty, subject to contract.  
Vacant possession on completion.



Approx Gross Internal Area  
122 sq m / 1314 sq ft

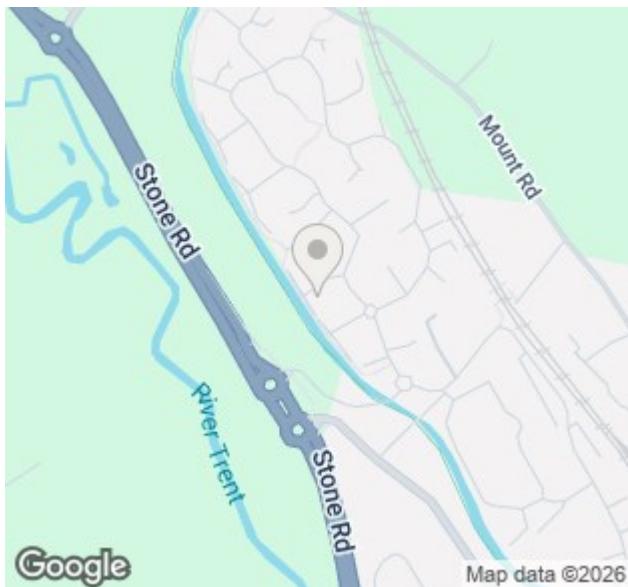


Ground Floor  
Approx 51 sq m / 549 sq ft

First Floor  
Approx 36 sq m / 384 sq ft

Second Floor  
Approx 35 sq m / 381 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	