Tinsley Garner
independent property expertise

7, Hallahan Close, Stone, ST15 8YB

4 2 2

Asking Price £399,950

An excellent value for money detached family house in a popular and sought after residential suburb on the southern outskirts of Stone. This is a lovely house which offers well proportioned accommodation with plenty of space for a growing family featuring, three reception rooms including a large open plan dining kitchen and family room converted from the former garage, complemented upstairs by 4 bedrooms, en-suite shower room and family bathroom. Occupying a good size plot at the end of this mayure cul-de-sac with sunny south west facing rear garden and good frontage with off road parking for 3 cars. Great location within walking distance of St Michael's primary school, the canal tow path and town centre and easily accessible to a host of amenities in the locale.

01785 811 800

https://www.tgprop.co.uk

Porch

Entrance Hall
Reception area with upvc glazed front door, oak wood effect floor and turned staircase to the first floor landing. Radiator.

WC
White suite comprising; WC and vanity basin. Oak wood effect floor. Radiator.

Lounge
A good size sitting room with bay window to the front of the house and glazed panel door opening through to the family / dining room. Period style fireplace with marble inset and hearth and living flame gas fire. Oak wood effect floor. Radiator.

Family Room / Den
Converted from the former garage, and useful as a home office or children's den. Window to the front and side of the house. Radiator.

Kitchen & Family Room
A spacious open plan kitchen with adjoining dining area and family room. The kitchen features an extensive range of wall & base cupboards with cream Shaker style cabinet doors and coordinating wood block effect work surfaces with inset ceramic sink unit and mixer tap. Integrated appliances comprise; Belling dual fuel range cooker with stainless steel extractor hood, fully integrated dish washer, fridge and freezer. Ceramic tile floor extending throughout the room, and wall tiling between the work surfaces and wall cupboards. Window to the rear of the kitchen and half glazed back door to the garden, French doors leading from the family room. Plenty of space to accommodate a dining table and sofa.

Landing
Turned staircase to the first floor landing, access hatch to loft space and airing cupboard.

Main Bedroom
Double bedroom with window to the front of the house. Built-in wardrobe to one wall. Radiator.

En-Suite Shower Room
White suite comprising; corner quadrant shower enclosure with glass screen & thermostatic shower. Tiled shower enclosure and part ceramic tiled walls, wood effect floor. Radiator.

Bedroom 2
Double bedroom with window to the rear of the house. Radiator.

Bedroom 3
Single bedroom with window to the rear of the house. Radiator.

Bedroom 4
Single bedroom with window to the front of the house. Radiatoir.

Bathroom
The bathroom has been upgraded featuring a white suite comprising; bath with glass screen and shower over, pedestal basin & WC. Ceramic wall tiling to full height and tiled floor. Chrome heated towel radiator. Window to the rear of the house.

Outside
The house occupies a corner position at the end of the cul-de-sac with off road parking for 3 cars. Lawn front garden and full enclosed rear garden with lawn area and paved patio. The rear garden enjoys a south west facing aspect with sunshine from early morning through to the late evening. The house is in a popular location in a mature residential suburb off the Lichfield Road about ½ mile south of Stone town centre. Perfectly positioned within strolling distance of St Michael's Primary School, the local shop and Three Crowns pub, and an easy 15-minute walk to the town centre. For anyone seeking an escape to the country, the canal tow path is within 5 minutes walk of the front door.

General Information
Services; Mains gas, electricity, water & drainage. gas fired central heating.

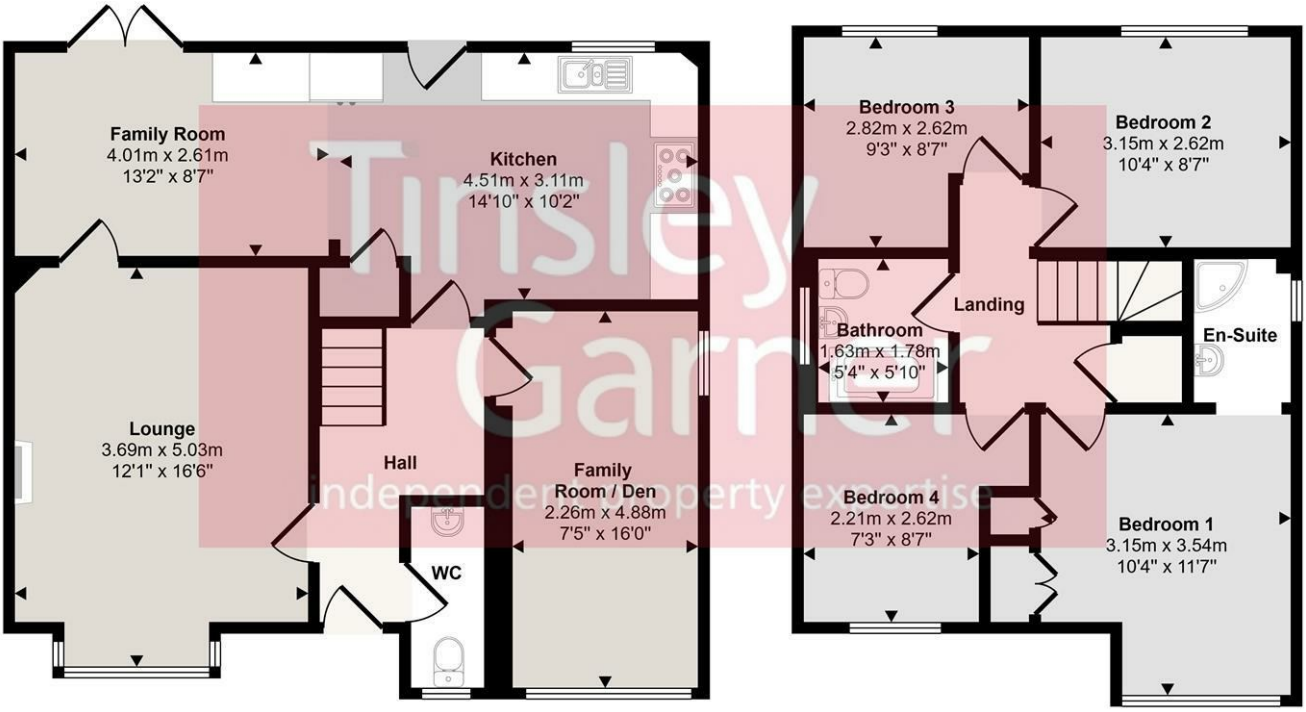
Council Tax Band E

Tenure; Freehold

Viewing by appointment

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

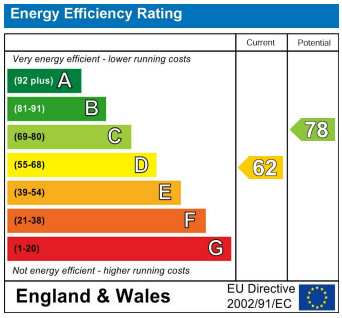
Approx Gross Internal Area
113 sq m / 1220 sq ft

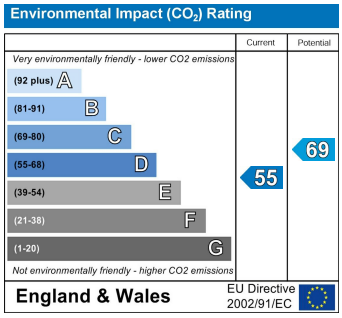


Ground Floor
Approx 66 sq m / 714 sq ft

First Floor
Approx 47 sq m / 506 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.





enquiries@tgprop.co.uk 01785 811 800