

**Tinsley
Garner**
independent property expertise



14, Ash Road, Stone, ST15 8NW



Asking Price £172,500

If you love the sound of wood on willow of a summer's eve then this one could well be the house for you. A traditional town house in a green & leafy location on a pedestrian walkway off the Lichfield Road, overlooking Stone Cricket Club. The house offers good size accommodation featuring a spacious dual aspect lounge, kitchen with space for a dining table and separate utility room, complemented upstairs by three bedrooms, bathroom and a separate loo. Sunny enclosed garden to the rear and potential to create off road parking for one car. Upvc double glazed throughout and gas central heating. A super house in a great location, in need of general updating but offering great potential. Convenient for just about everything the town has to offer - viewing essential. No upward chain.



01785 811 800

<https://www.tgprop.co.uk>



Entrance Hall

Reception area with wooden front door and stairs to the first floor landing.

Lounge

Spacious dual aspect lounge with window to the front looking out towards Stone Cricket Club. Chimney breast with period style fireplace, wooden surround, tile inset and hearth and living flame gas fire. TV aerial connection. Two radiators.

Breakfast Kitchen

Fitted base storage cupboards with wooden cabinet doors and coordinating Formica counter tops, stainless steel sink unit and gas cooker connection. Front facing window and walk-in pantry.

Rear Porch / Utility

Wall mounted gas fired Worcester gas fired combi boiler. Wooden back door.

Landing

Airing cupboard & access hatch to loft space.

Bedroom 1

Double bedroom with rear facing window. Radiator.

Bedroom 2

Double bedroom with rear facing window. Radiator.

Bedroom 3

Window to the front of the house. Radiator.

Bathroom

With white suite comprising; bath with shower over and pedestal basin. Rear facing window. Radiator.

Separate WC

With white suite.

Outside

Enclosed front garden which is accessed from a pedestrian walkway off the Lichfield Road. To the rear there is an enclosed garden with paved patio area and lawn. Potential to create off road parking from the service road at the rear.

General Information

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

Council Tax Band A

Tenure; Freehold

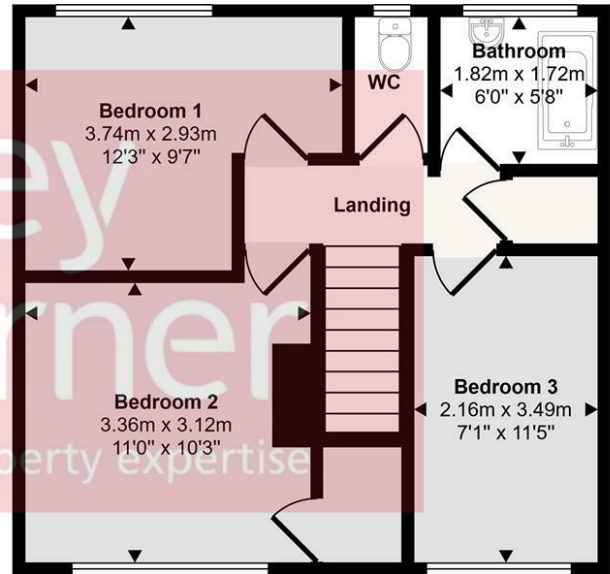
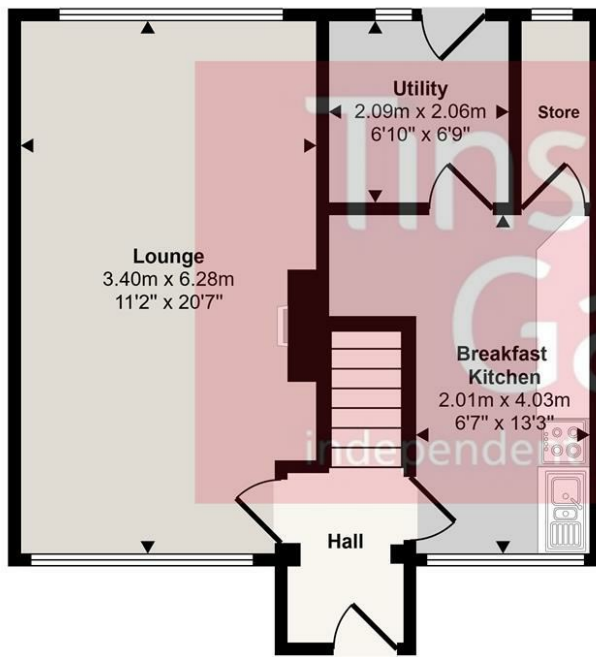
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.



Approx Gross Internal Area
85 sq m / 911 sq ft



First Floor
Approx 42 sq m / 451 sq ft

Ground Floor
Approx 43 sq m / 460 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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	