



17, Kings Avenue, Stone, ST15 8HD



**Asking Price £360,000**

A deceptively large traditional Victorian mid-terrace family home located within strolling distance of Stone town centre. Renovated and partially upgraded by the present owner at considerable expense (see schedule of works) and offering spacious accommodation comprising: reception hallway, living room, dining room, kitchen, separate utility, three bedrooms, two bathrooms and a partially converted attic. Also benefitting from a barrel top cellar, gas combi central heating boiler, good size south west facing rear garden and a detached garage with rear access. Early Viewing Essential



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### Entrance Porch

The property is approached via a part paved, part Staffordshire Blue brick frontage, with low boundary front wall and sandstone steps leading to an arched top open porch.

### Hallway

A part obscure glazed wooden front door with window light above opens to the reception hall. Offering an original Minton tile floor, radiator, ornate ceiling coving and archway, doorways to the living room, dining room and access to the first floor stairs.

### Living Room

Offering two sash windows with fitted shutters to the front elevation, cast iron style fireplace with tiled hearth and fire grate, ornate ceiling rose and coving, radiator, carpet and Virgin Media connection.

### Dining Room

Open plan to the living room with Butler's cupboard and drawers to one alcove, ornate ceiling rose and coving, sash window with fitted shutters to the rear aspect, radiator, carpet, doorways to the cellar and kitchen.

### Cellar

Brick steps lead down to the standing height barrel top cellar with lighting, brick settle and utility meters.

### Kitchen

The kitchen is fitted with a range of hand painted wall and floor units, marble effect work surfaces, tiled splash-backs, inset stainless steel sink and drainer with chrome mixer tap. Windows and part obscure glazed external door to the the property, radiator, planked oak finish vinyl flooring and doorway to the utility.

Spaces for a free standing gas cooker and additional appliances.

### Utility

With wall mounted Worcester gas combi central heating boiler, base units, wall cupboard and worksurface. Window to the side aspect, doorway to the bathroom.

Plumbing for both a washing machine and dishwasher, space for a tumble dryer.

### Bathroom

Fitted with a suite comprising: WC, pedestal wash hand basin with chrome taps, standard bath, panel and shower screen with chrome shower head mixer tap. Part tiled walls, obscure window to the side aspect, radiator and planked oak finish vinyl flooring.

### First Floor

#### Stairs & Landing

Offering carpet throughout, galleried landing, Velux skylight window, radiator and cupboard with fixed steel ladders leading to the attic.

### Bedroom One

Offering a sash window with fitted shutters overlooking the rear courtyard, ornate ceiling rose and coving, radiator and carpet.

### Bedroom Two

With ceiling coving, radiator, carpet and sash window to the front aspect with fitted shutters.

### Bedroom Three

With built-in storage cupboards, ceiling coving, front aspect sash window with fitted shutters, radiator and carpet.

### Bathroom

A luxurious bathroom fitted with a white suite comprising: freestanding roll-top bath with chrome pillar mixer tap, large wash hand basin with chrome swan neck mixer tap, WC, fully tiled oversize shower enclosure with mains fed thermostatic rain head shower system. Ceiling coving, three sash windows all with fitted shutters, large format tiled floor, towel radiator, extractor fan, shaver point and loft access.

### Attic

The attic has a Velux skylight window, exposed beams, boarded ceiling and walls, radiator, power and light.

### Outside

The large south west facing rear courtyard garden offers part walled and part timber fence panel boundaries, a stocked flower bed and a sectional detached garage with rear access.

### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band D

### Renovation Schedule

- Roof re-felted and re-battened
- First floor new bathroom
- Rear wall of the property re-pointed
- Two new sash windows & two new Velux skylight windows
- Front aspect sash windows re-balanced
- Replastered: living room, hall, stairs, landing, all three bedrooms, bathroom & attic
- New electric consumer unit
- New period style cast fireplace in the living room
- New loft access, hatch & insulation

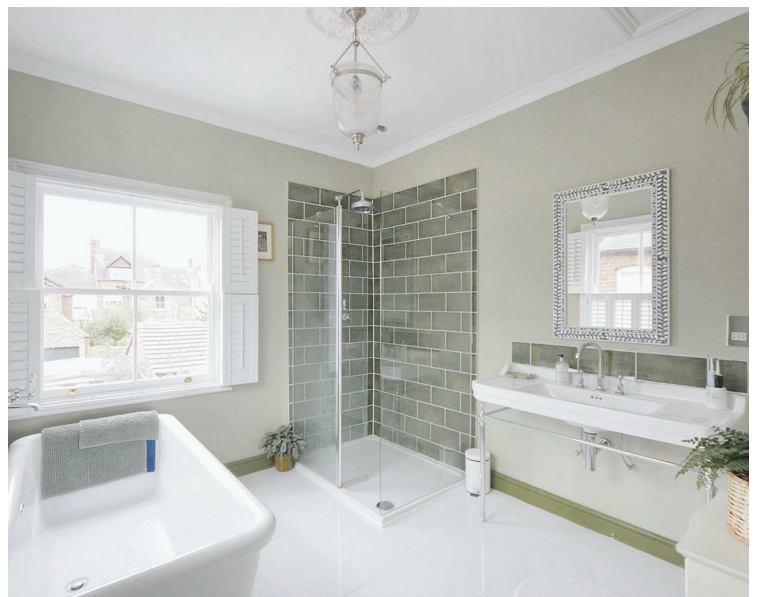
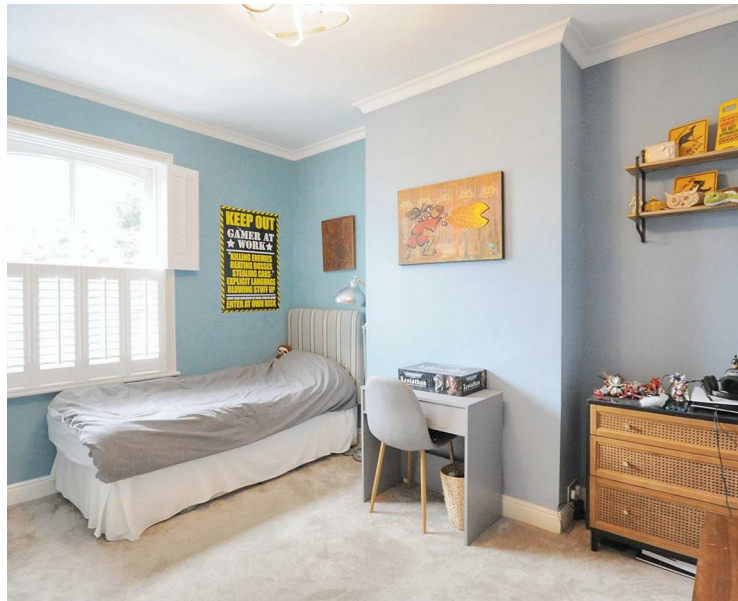
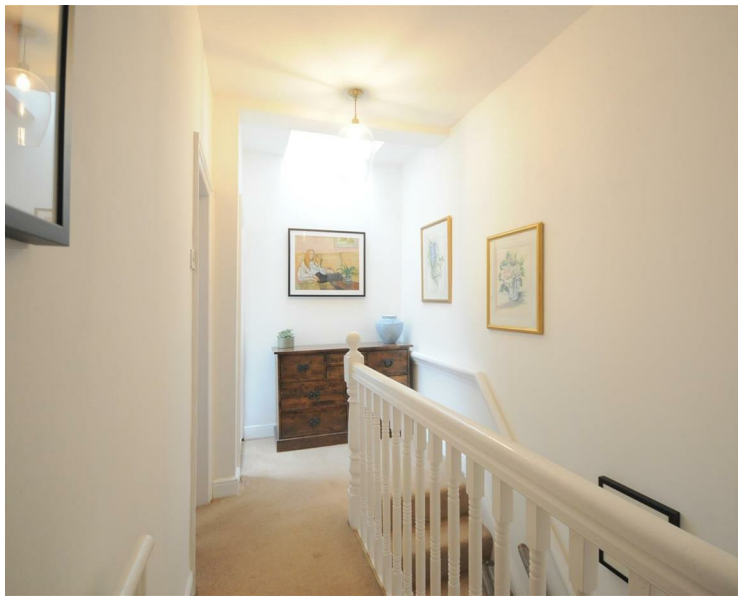
### Services

Mains gas, water, electricity and drainage.

Gas combi central heating

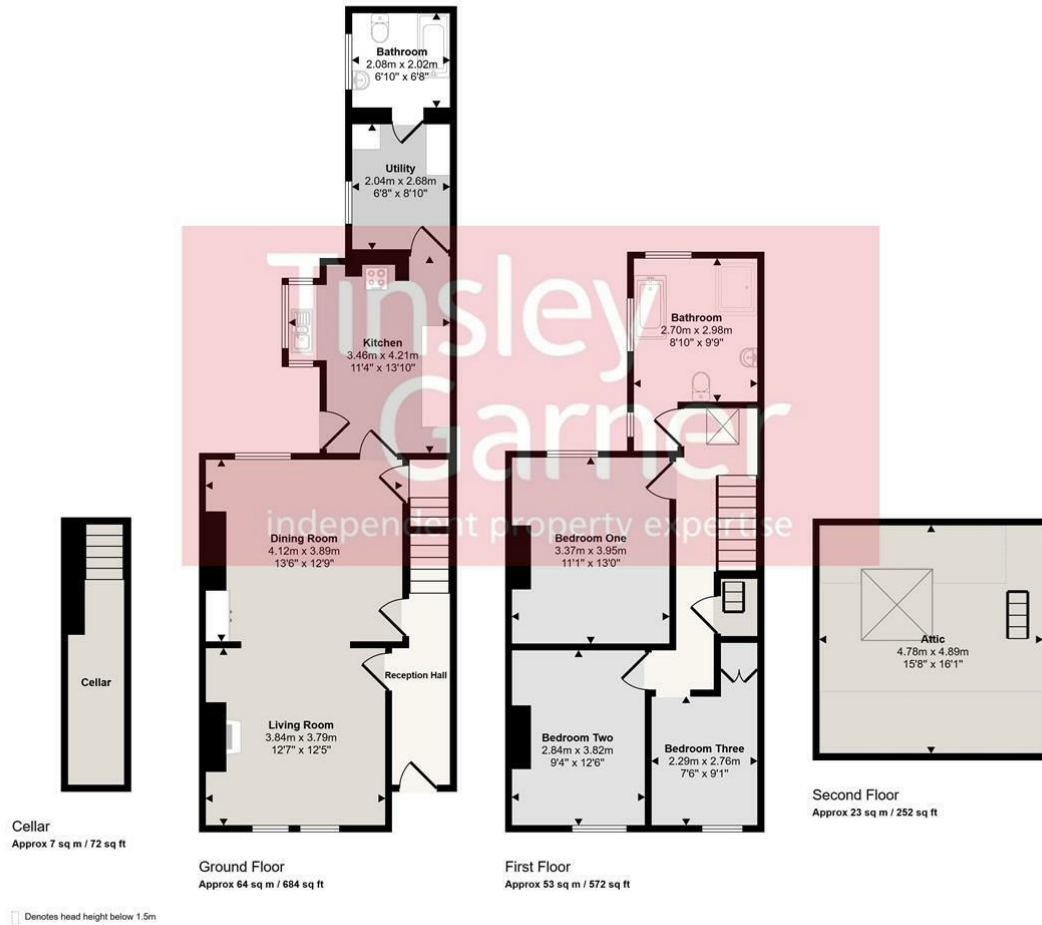
### Viewings

Strictly by appointment via the agent.

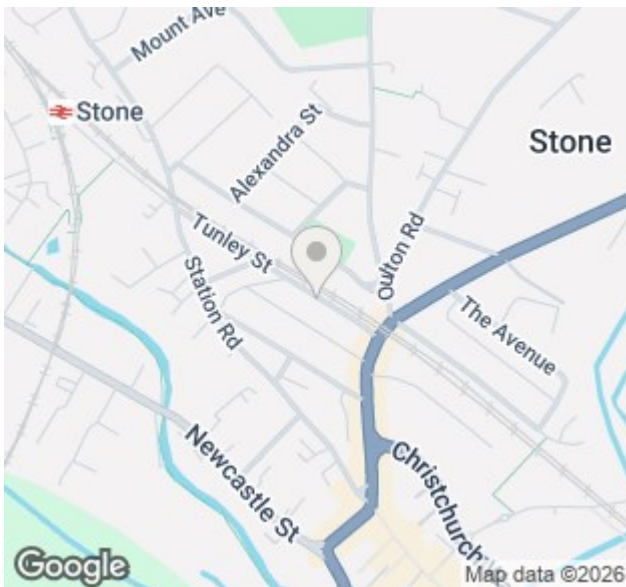




Approx Gross Internal Area  
147 sq m / 1580 sq ft



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		
70		
51		

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		
(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		
55		
39		