



OLD WESTON ROAD, BISHOPS WOOD, STAFFORD, ST19 9AG

FOR SALE £575,000



Ground Floor

Lobby

Enter the property via a composite/double glazed door to the side aspect and having three uPVC/double glazed windows one to the side aspect and two to the front aspect, a coved ceiling with a ceiling light point, a central heating radiator, decorative dado railing, tiled flooring and glazed, double doors opening to the hallway.

Hallway

Having a coved ceiling with a ceiling light point, a central heating radiator, wooden flooring, decorative dado railing, a carpeted stairway to the first floor and doors opening to the lounge/dining room, the study, the kitchen/breakfast/family room, the downstairs WC and an under-stairway storage cupboard.

Lounge/Dining Room

Lounge

21' 10" max x 11' 9" max (6.65m max x 3.58m max)

Open plan to the dining room with wooden flooring throughout and having a uPVC/double glazed window to the front aspect and uPVC/double French doors to the rear aspect opening to the garden, two ceiling light points, wall lighting, a central heating radiator, an electric fire (may not be included in sale) with a fireplace surround which has integrated lighting and a television aerial point.

Dining Room

10' 4" max x 22' 3" max (3.15m max x 6.78m max)

Open plan to the lounge and having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator and wooden flooring.

Study

9' 0" x 7' 1" (2.74m x 2.16m)

Having a uPVC/double glazed bay window to the front aspect, a coved ceiling with a ceiling light point, a central heating radiator, decorative dado railing, wooden flooring and fitted office furniture which includes: a desk, drawers, a glazed wall cabinet, shelving and a tall storage cabinet.

Kitchen/Breakfast/Family Room

19' 3" x 17' 8" (5.86m x 5.38m)

Having a flexible layout which includes provision for dining and family living and has a fitted kitchen with a range of wall, base, tall and drawer units with laminate work surface over, two uPVC/double glazed windows to the rear aspect, two Velux style windows also to the rear aspect, ceiling spotlights, under-cabinet accent lighting, two central heating radiators, a one and a half bowl sink with a mixer tap fitted and a drainer unit, tiled splashbacks, an electric double oven integrated in a tall cabinet, an induction hob with a stainless steel and glass chimney style extraction unit over, an integrated dishwasher, space for an upright fridge/freezer, luxury vinyl flooring, a door opening to the utility room and uPVC/double glazed French doors to the side aspect opening to the rear garden.

Utility Room

Having a base cabinet with laminate work surface over, a sink with a mixer tap fitted and a drainer unit, an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, plumbing for a washing machine, space for an upright fridge/freezer, luxury vinyl flooring, a door opening to the garage and a uPVC/double glazed door to the side aspect opening to the rear garden.

Downstairs WC

Having a WC, a wash hand basin with a mixer tap fitted and under-sink storage, a central heating radiator, a ceiling light point and luxury vinyl flooring.

First Floor

Landing

Having a uPVC/double glazed window to the front aspect, a coved ceiling with ceiling spotlights, access to the loft space via a retractable loft ladder, decorative dado railing, a central heating radiator, carpeted flooring and doors to the five bedrooms, the family bathroom and the additional family shower room. The loft space is fully boarded, has lined walls, electricity points and lighting.

Bedroom One

13' 11" x 18' 1" (4.24m x 5.51m)

Currently being used by the owner as an Art/Craft Studio and having two uPVC/double glazed window one to the front aspect and one to the rear aspect, a ceiling light point, a central heating radiator, carpeted flooring and fitted bedroom furniture which includes, wardrobes, drawers, a dressing table and shelving.

Bedroom Two

11' 11" x 10' 10" (3.63m x 3.30m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, wall lighting, a central heating radiator, carpeted flooring and a fitted wardrobe.

Bedroom Three

11' 11" x 10' 4" (3.63m x 3.15m)

Having a uPVC/double glazed window to the front aspect, a coved ceiling with a ceiling light point, wall lighting, a central heating radiator, carpeted flooring and built-in, double door wardrobe.

Bedroom Four

9' 11" x 10' 4" (3.02m x 3.15m)

Having a uPVC/double glazed window to the rear aspect, a coved ceiling with a ceiling light point, a central heating radiator, carpeted flooring, decorative dado railing, fitted wardrobes and fitted storage cabinets.

Bedroom Five

10' 6" x 10' 3" (3.20m x 3.12m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, carpeted flooring and fitted bedroom furniture which includes: wardrobes, over bed wall storage cabinets, a storage cabinet and bedside cabinets.

Shower Room

Having an obscured uPVC/double glazed window to the front aspect, ceiling spotlights, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, a lighted, mirrored wall cabinet, partly tiled walls, luxury vinyl flooring, a chrome-finished central heating towel rail and a walk-in shower cubicle with a thermostatic shower installed.

Bathroom

Having an obscured uPVC/double glazed window to the front aspect, ceiling spotlights, a chrome-finished central heating towel rail, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage, additional storage, a mirrored wall cabinet, fully tiled walls, tiled flooring and a P-shaped, whirlpool bath with a mixer tap fitted, a thermostatic shower over and a curved, glass shower screen installed.

Outside

Garage

13' 11" x 16' 3" (4.24m x 4.95m)

An integral garage, which has power, lighting, a window to the side aspect, an up and over door to the front aspect, a cold-water tap and storage cabinets with a metal worksurface over.

Front

Having a large, block-paved driveway suitable for parking multiple vehicles, a lawn, a low-level, privacy hedge, various shrubs and bushes, courtesy lighting, access to the garage and wooden gates to each side of the property allowing access to the rear aspect.

Rear

A large and private garden, which has a patio dining area, steps up to a lawn which is retained by a low-level brick wall, courtesy lighting, a large shed/summerhouse, a cold-water tap, a decorative, slate-chipped/pebble area, various, mature trees, shrubs and bushes and access to the front aspect via wooden gates to each side of the property.





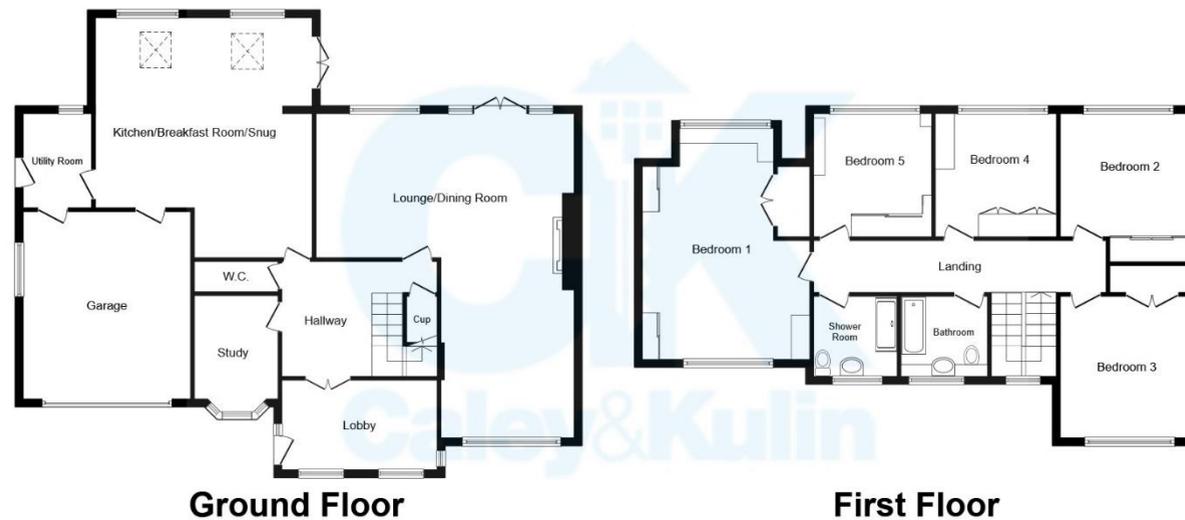








* A spacious, five-bedroom family home located in a very desirable area *



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Council Tax Band: F

EPC Rating: D

Tenure: Freehold

Version: CK568/002



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