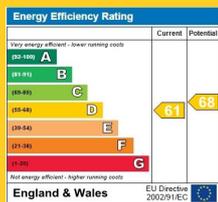




Vardon Close, Kingston Hill, Stafford ST16 3YW



Offers in the region of

£145,000

SITUATED IN THE POPULAR AREA OF KINGSTON HILL IS THIS WELL PRESENTED SEMI DETACHED HOUSE. The accommodation briefly comprises: hall, guest WC, lounge/diner, kitchen, three bedrooms and a family bathroom. Further benefitting from gardens to the front and rear, off road parking and a detached garage. Early viewing is considered essential.

To view: 01785 246000
stafford@bjbmail.com



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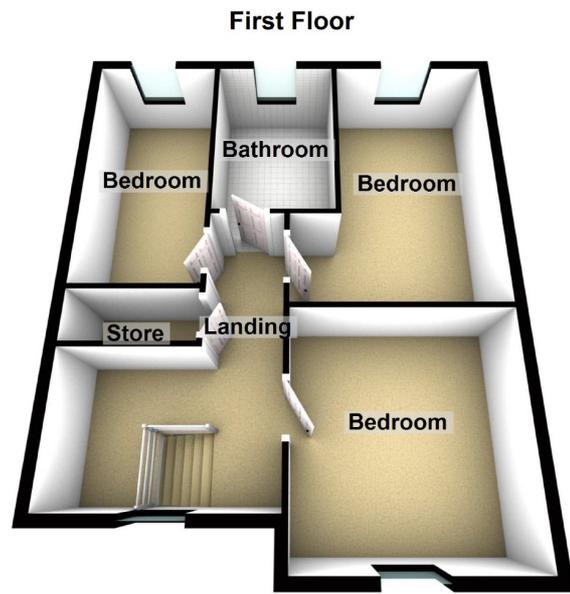
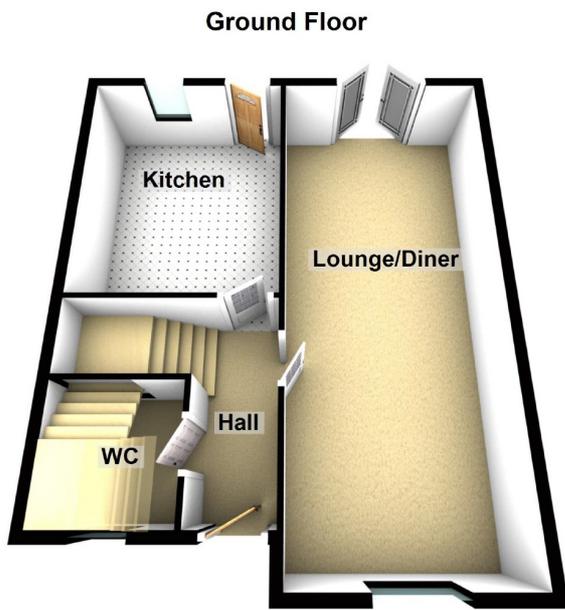
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Entrance Hallway

Approached via a part glazed entrance door. Laminate flooring, radiator, stairs to first floor and doors to:

Guest WC

WC, wall mounted wash hand basin, tiled splashbacks, laminate flooring and window to front.

Lounge/Diner 19'11" x 10'8" max (6.06m x 3.26m max)

Feature inset gas fire set in a decorative surround, two radiators, laminate flooring, window to front and French doors to rear.

Kitchen 12'4" x 8'10" (3.76m x 2.70m)

Fitted with a range of base, drawer and wall mounted units, worksurfaces over incorporating a sink and drainer unit, fitted oven and hob with extractor over, tiled splashbacks, wall mounted gas central heating boiler, spaces for appliances, tiled flooring, window to rear and UPVC glazed door to rear.



First Floor Landing

Airing cupboard, window to front and doors to:

Bedroom One 10'8" x 9'5" (3.24m x 2.88m)

Radiator and window to front.

Bedroom Two 10'3" x 8'10" (3.13m x 2.68m)

Radiator and window to rear.

Bedroom Three 9'1" x 6'6" (2.77m x 1.98m)

Radiator and window to rear.

Bathroom

Fitted with a suite comprising: WC, pedestal wash hand basin, panelled bath with shower over, part tiled walls, chrome heated towel rail, ceiling spot lights, tiled flooring and window to rear.

Outside Front

Shared access pathway with steps leading to front door. Lawned foregarden.

Detached Garage

With up and over door to front and parking space in front.

Outside Rear

Three tiered garden with block paved patio area, low level retaining wall with steps leading to a rockery planting area and lawned garden.





IMPORTANT NOTICE

As the Sellers agent, we are not Surveyors or Conveyancing experts and as such we cannot and do not comment on the condition of the property or other issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain the possession of bjb.