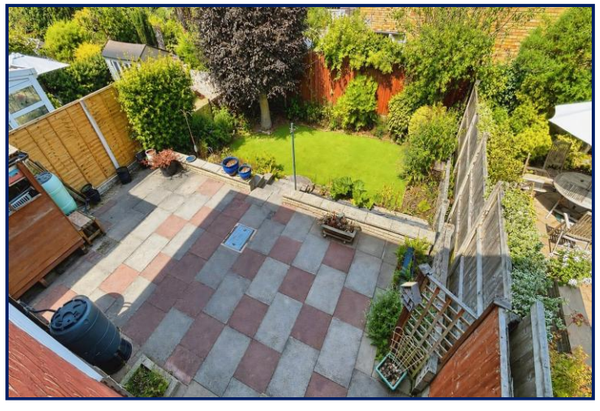
















Hartlands Road
Eccleshall
ST21

Starting Bid of £260,000

Tenure: **Freehold** | Council Tax Band: **D** | EPC Rating: **In Progress**

Reeds Rains
· Since 1868 ·

FOR SALE BY | MODERN METHOD OF AUCTION

Eccleshall Branch, 1 High Street, Eccleshall, Staffordshire, ST21 6BW | 01785 850 241 | eccleshall@reedsrains.co.uk

Spacious Detached Home Just a Short Walk from the Heart of Eccleshall!

FOR SALE BY MODERN METHOD OF AUCTION

Occupying a pleasant position on the popular Hartlands Road, this spacious detached home presents an excellent opportunity for buyers looking to modernise and create a home tailored to their own tastes. Having been well maintained over the years, the property offers generous accommodation including two reception rooms, a fitted kitchen, three bedrooms, a modern shower room, separate WC, attached garage and established front and rear gardens.

With plenty of scope for improvement, the property lends itself to a variety of extension, reconfiguration and refurbishment possibilities, allowing the next owner to maximise its potential, subject to any necessary planning permission, building regulations and other relevant consents.

Located in a quiet cul-de-sac just a short walk from the heart of thriving Eccleshall, the property enjoys an enviable position with a network of pedestrian pathways providing easy access to the High Street, surrounding countryside and neighbouring residential areas. Families will appreciate the nearby children's play areas and open green spaces, while dog owners and walkers can take advantage of a variety of local walking routes right from the doorstep.

Eccleshall itself offers an excellent range of independent shops, cafés, pubs and restaurants, together with everyday amenities including a supermarket, doctors' surgery, pharmacy and library, all contributing to the town's strong community feel and enduring popularity.

Eccleshall is particularly well placed for commuters, offering direct road links to Stafford, Stone, Stoke-on-Trent, Newport and Market Drayton, while Junctions 14 and 15 of the M6 are both within easy reach. Stafford railway station, approximately a 15-minute drive away, provides regular services to Birmingham, Manchester and London Euston.

Families are equally well catered for, with Bishop Lonsdale Church of England Primary Academy around a 10 to 15-minute walk, or approximately a two-minute drive, from the property. Secondary education is available at the well-regarded Walton High School in Stafford and The Chase School in Market Drayton, while Eccleshall is also served by school bus services to a number of secondary schools and colleges across Stafford and the surrounding area, making the property an excellent choice for families of all ages.

GROUND FLOOR

Entrance Hall
Accessed via a uPVC double glazed front door with full-height glazed side panels, the entrance hall provides access to the lounge and kitchen.

Stairs rise to the first floor, with a useful understairs storage cupboard beneath. The existing stair lift is due to be removed prior to completion and will not form part of the sale.

Lounge 14'4" x 11'1" (4.37m x 3.38m)
A well-proportioned front-facing reception room with a large uPVC double glazed window overlooking the front garden. The room is carpeted and features a traditional fireplace with gas fire.

Originally, the lounge was connected to the dining room via an internal doorway, which has since been closed off. Subject to any necessary works and approvals, buyers may wish to reinstate the original layout.

Kitchen 9'11" x 7'11" (3.02m x 2.41m)
Fitted with a range of wall and base units incorporating an eye-level oven, four-ring gas hob, sink with drainer and space for a freestanding washing machine and under-counter fridge.

A built-in storage cupboard is positioned between the hallway and dining room doorways, while the boiler is housed within a base unit. A uPVC double glazed door provides side access to the rear garden.

Dining Room 10'7" x 9' (3.23m x 2.74m)
Located to the rear of the property, the dining room is carpeted and features uPVC double glazed sliding patio doors opening onto the rear garden.

The room is currently accessed from the kitchen but was originally connected to the lounge, offering scope for buyers to reinstate the opening if desired, subject to any necessary works and approvals.

FIRST FLOOR

Landing
The landing benefits from a side-facing uPVC double glazed window and provides access to all first-floor rooms.

There is an airing cupboard housing the hot water cylinder, together with loft access.

FIRST FLOOR (continued)

Bedroom One 13'2" x 9'9" (4.01m x 2.97m)
A spacious double bedroom positioned at the front of the property, offering plenty of space for a double bed alongside additional bedroom furniture.

The room benefits from carpeting & a large uPVC double glazed window overlooking the front garden, fitted wardrobes providing built-in.

Bedroom Two 9'8" x 9'1" (2.95m x 2.77m)
Another well-proportioned double bedroom enjoying a pleasant outlook over the rear garden.

In addition to space for a double bed, the room features a fitted wardrobe, carpeted flooring and a uPVC double glazed window, making it equally well suited as a main guest room or second double bedroom.

Bedroom Three 8'8" x 7'5" (2.64m x 2.26m)
A good-sized single bedroom positioned at the front of the property.

Ideal as a child's bedroom, nursery or home office, the room is carpeted and benefits from a uPVC double glazed window overlooking the front garden.

Shower Room 5'5" x 4'11" (1.65m x 1.5m)
Fitted with a large walk-in style double shower incorporating a Mira electric shower, riser rail and fixed glass screen, the shower room also features a vanity unit with semi-recessed wash hand basin and storage beneath.

Contemporary wall panelling, vinyl flooring, an extractor fan, radiator with towel rail above and a frosted uPVC double glazed window complete the space.

Adjacent is a separate WC with vinyl flooring and a frosted uPVC double glazed window, providing additional convenience for busy households.

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OUTSIDE

Front Garden & Parking
The property is set back behind a large lawned front garden with established shrubs and mature planting, creating an attractive approach.

A driveway provides off-road parking and leads to the attached garage.

For buyers requiring additional parking, you could potentially reduce the size of the front lawn to create further off-road parking, subject to any necessary consents.

Garage 17'10" x 8'2" (5.44m x 2.5m)
A good-sized attached garage, comfortably large enough to accommodate a vehicle, or equally suited to those looking for additional storage or workshop space.

The garage benefits from power and lighting, an electrically operated up-and-over door installed approximately 18 months ago, and a uPVC double glazed door with matching window to the rear providing natural light and direct access to the rear garden.

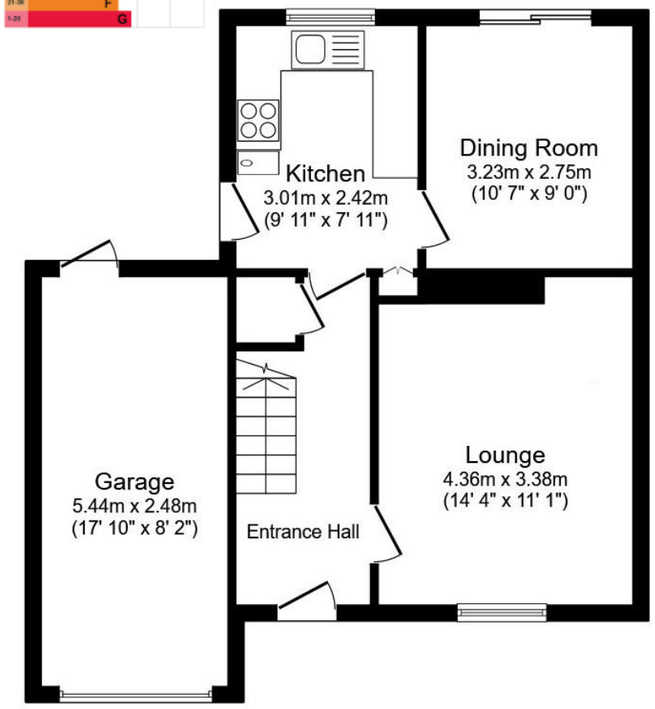
Rear Garden
A real feature of the property, the enclosed rear garden offers a wonderful balance of outdoor living space and low-maintenance practicality. A generous paved patio adjoins the house, providing an ideal setting for outdoor dining, entertaining or simply relaxing, with steps leading to an artificial lawn that remains neat and usable throughout the year.

Attractive mature planting creates a pleasant backdrop and a good degree of privacy, while the split-level design creates distinct areas to enjoy the garden from different viewpoints. Beyond the lawn, a further paved seating area provides another peaceful spot to sit, with a timber garden shed offering useful external storage.

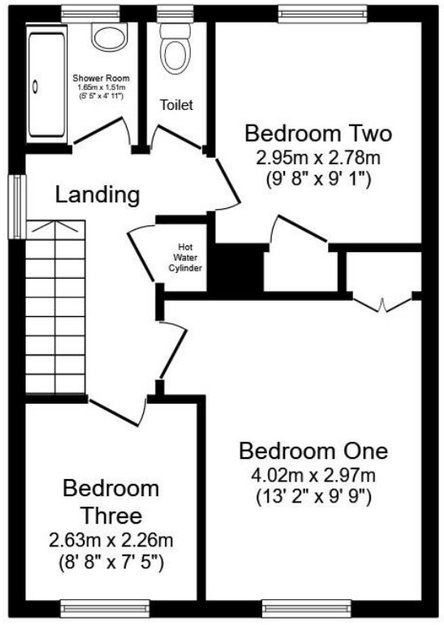
Gated side access leads to the front of the property, completing a garden that has clearly been thoughtfully designed and well maintained.

EPC GRAPH





Ground Floor



First Floor

COMMENTS & DISCLAIMERS

Overview
By scheduling a viewing of this property, you are agreeing for the auctioneers to contact you after your viewing. During this call they will discuss:

- The Buyer Information Pack and its contents
- The Specific Terms of the Sale
- The viewers Readiness to Bid

Points to note:

- For Sale by Auction – T & C's apply
- Subject to Reserve Price
- Buyer Fees Apply
- Online Bidding
- Priced to Sell
- 56 Days for Completion from date Draft Contracts Issued
- Mortgages not excluded

Auctioneer Comments
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

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