



7 Worthington Grove, Yarnfield, Stone, Staffordshire,  
ST15 0WP

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 7 Worthington Grove, Yarnfield, Stone, Staffordshire, ST15 0WP

# £360,000

Bill Tandy and Company are delighted to offer for sale this superbly presented and recently built detached family home located in the desirable rural setting of Yarnfield and a short distance away from both Eccleshall and Stone. This modern development built circa 2016 enjoys a picturesque rural setting and this property was formerly the show home of the complex enjoying a superb commanding corner plot and upgraded interior. The property itself, which we strongly urge is viewed internally for it to be fully appreciated, comprises canopy porch with front door opening to reception hall, guests cloakroom, lounge with French doors to rear garden, dining room, contemporary breakfast kitchen, four first floor bedrooms one with en suite shower room and family bathroom. Outside is a deep lawned foregarden, parking for several vehicles and gate to rear garden. To the rear is a generous garden with fenced and walled boundary. Yarnfield is superbly positioned within close proximity of a range of nearby villages and towns and offers superb commuting facility with the nearby M6 motorway for commuting to either Manchester or Birmingham.



### CANOPY PORCH

leading to the obscure double glazed front entrance door which opens to:

### RECEPTION HALL

this impressive reception hall has tiled floor, stairs to first floor with under stairs storage cupboard, radiator and doors lead off to:

### GUESTS CLOAKROOM

having obscure double glazed window to rear, radiator, tiled floor flowing through from the hallway and suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

### LOUNGE

4.55m x 4.48m (14' 11" x 14' 8") having double glazed French doors opening onto the rear patio and garden, double glazed window to side and two radiators. Glazed panelled double doors open to:

### DINING ROOM

3.78m x 3.50m into bay (12' 5" x 11' 6" into bay) having a walk-in double glazed bay window to side and further double glazed window to front, radiator and door to hall.

### BREAKFAST KITCHEN

4.48m x 2.98m (14' 8" x 9' 9") this contemporary kitchen has tiled floor, double glazed window to front, obscure double glazed rear door to garden, radiator, high gloss base cupboards and drawers surmounted by round edge work tops, matching upstand splashback and wall mounted storage cupboards, ceiling spotlighting, concealed space for boiler, inset stainless steel one and a half bowl sink with swan neck mixer tap, five ring gas hob with glass splashback and extractor fan above, inset double oven and grill and integrated appliances including fridge/freezer, dishwasher and washing machine.

### FIRST FLOOR LANDING

having loft access, airing cupboard and doors lead off to:



### BEDROOM ONE

3.61m max x 3.15m max (11' 10" max x 10' 4" max) having double glazed window to front, radiator, useful wardrobe and door to:

### EN SUITE SHOWER ROOM

this superbly presented en suite has an obscure double glazed window to front, chrome heated towel rail, tiled floor and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over and ceiling spotlighting.

### BEDROOM TWO

4.50m x 3.01m (14' 9" x 9' 11") this through room has double glazed windows to front and rear and radiator.

### BEDROOM THREE

3.87m max x 2.30m max (12' 8" max x 7' 7" max) this 'L' shaped bedroom has double glazed window to rear, radiator and space ideal for wardrobe.

### BEDROOM FOUR

2.92m x 1.97m max (9' 7" x 6' 6" max) having double glazed window to rear and radiator.



### FAMILY BATHROOM

1.90m x 1.87m (6' 3" x 6' 2") having an obscure double glazed window to side, chrome heated towel rail, tiled floor, ceiling spotlighting and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and twin ended bath with centrally positioned taps and shower head attachment, shower screen and full ceiling height tiled surround.

### OUTSIDE

One of the distinct features of the property is its superb corner plot with a shaped lawned foregarden with paved pathway to the front door, ample parking area extending to the left hand side of the property leading to the garage, and gate to rear garden. To the rear of the property is a paved patio area ideal for entertaining, shaped lawn set beyond, fenced and walled boundary and a range of external lighting.

### GARAGE

5.30m x 2.77m (17' 5" x 9' 1") approached via an up and over entrance door, useful loft storage space and light and power supply.

### COUNCIL TAX

Band E.

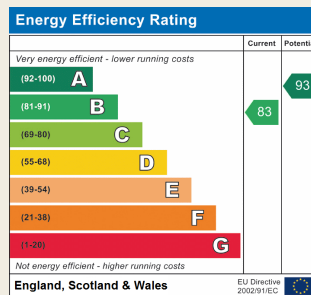


### DEVELOPEMENT SERVICE CHARGE

The vendor has informed us there is a development service charge of approximately £360 per annum, details of which should be checked via your solicitors before legal commitment.

### AGENTS NOTE

Under the terms of the Estate Agency Act 1979 it should be noted that the vendor is a relative of an estate agent who is an employee of Bill Tandy and Company.



### TENURE

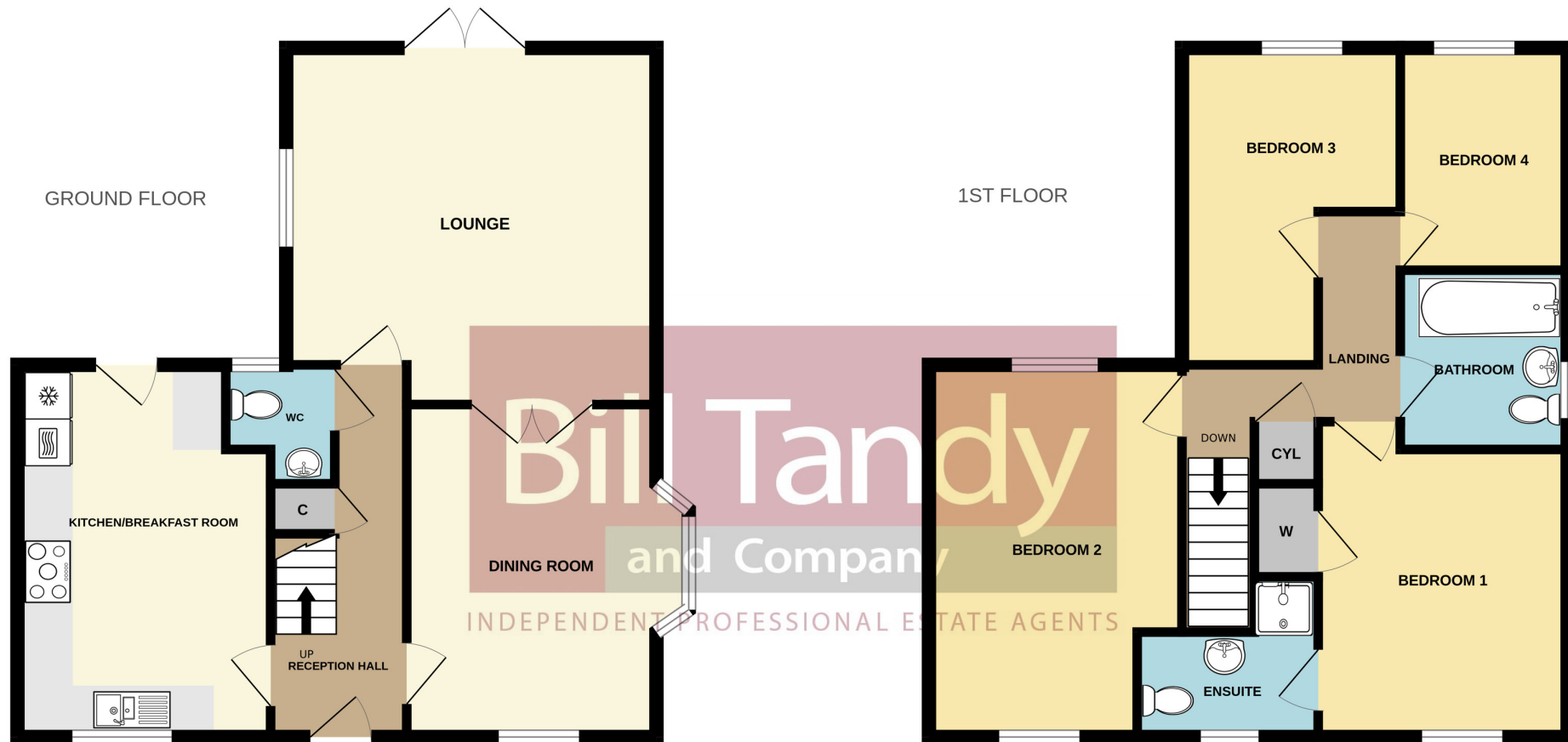
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



### VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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3 Bore Street, WS13 6LJ  
 lichfield@billtandy.co.uk  
 Tel: 01543 419400

[www.billtandy.co.uk](http://www.billtandy.co.uk)



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