



- **Three bed detached cottage style property in need of renovation and modernisation.**

**Description** A characterful three bedroomed detached cottage style property with paddock and gardens in need of renovation and modernisation. The property was originally two cottages built in the early 1900s and some renovation works have been carried out including the stairs, floors, electrics, DPC, plaster work, roof repairs and utility room. Prospective buyers must make their own enquiries in respect of the renovations required. The property has excellent potential for a semi rural family home with land and gardens and the property has potential for extension, subject to gaining the necessary consents.

**Situated** Set back in Sandon Bank, off Sandon Road (the B5066) which lies between the A51 and A513, approximately 4 miles north east of Stafford town centre and convenient for the M6 motorway connection.

frontage and there is also a paddock to the side of the property.

**Ground Floor** Living Room, Dining Room, Split Level Stairs access into a Sitting Room, Utility Room, WC, Kitchen

**First Floor** Three Bedrooms (one with split level access), Split Level Bathroom/WC

**Outside** Gardens to the front, side and rear with potential for further extension of the house, subject to gaining the necessary consents. Garden area to the side has road

