

For Sale by Online Auction

**A 2 bedroomed cottage
for refurbishment and extension**



**ASTON HILL COTTAGE, ASTON BY STONE,
STONE, STAFFORDSHIRE, ST15 0BH**

**For Sale by Online Auction Finishing at 6.00p.m.
On Monday 5th June 2023**

Guide Price £130,000 to £150,000

Directions

The property is approached by turning off the A34 into Aston Lane and immediately turning right onto an unmade road where the cottage will be found on the right hand side. The postcode for the property Sat Nav purposes is ST15 0BH.

Description

The property comprises a cottage of some age which has been extended in the past and now requires refurbishment and extension of the living accommodation to create a pleasant living space, in a well regarded area.

Accommodation

The property is approached through a porch to:-

Living Room 3.79m x 3.63m with a brick fireplace having a tiled hearth. Door off to stairs.



Lounge 3.19m x 3.63m with tiled surround, fireplace. Door to rear provides access to a **Storeroom 1.86m x 3.17m** with **Pantry 1.85m x 1.71m** off.



Kitchenette 1.65m x 2.2m partially tiled, with electric cooker point and having double drainer sink unit. Door to side passage with cupboard containing Baxi gas central heating boiler and controls.

Bathroom 1.7m x 2.2m with low level w.c., pedestal wash hand basin, panelled bath with Aquatronic electric shower over.

Stairs to landing:-

Bedroom 1 3.17m x 3.63m with fitted wardrobes, dressing table and radiator.



Bedroom 2 2.04m x 3.85m with radiator.

To the side of the house and attached to it, is a **Store Shed** thought to have been a former agricultural building with evidence at first floor level of a pitch hole **3.8m x 3.8m**.

To the front of the property are lawned gardens together with a parking space.

Services

Mains water, electricity and gas are connected to the property, drainage to a septic tank at a higher level and adjacent to the boundary wall. It is considered that this does not comply with regulations and a replacement would need to be installed.

Tenure

Freehold

Local Authority

The local authority is Stafford Borough Council. Council Tax listing D.

Viewing

Strictly by appointment with the agents Hinson Parry & Company, Reward House, Diamond Way, Stone Business Park, Stone, Staffordshire, ST15 0SD Telephone 01785 850866 by email info@hinsonparry.co.uk

Please note Hinson Parry & Company, nor the proprietors, accept any responsibility for any loss or injury caused while carrying out a site visit.

Energy performance certificate (EPC)

Aston Hill Cottage
Stafford Road
STONE
ST15 0BH

Energy rating

E

Valid until: 23 March 2033

Certificate number: 2192-1457-4416-5141-6391

Property type

Detached house

Total floor area

78 square metres

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Solicitors

Vendors Solicitors:-

Messrs Woolliscrofts (Caroline Carnes – acting)

51 High Street

Stone

Staffordshire

ST15 8AD

Tel: 01785 413302

Email ccarnes@woolliscrofts.co.uk

CONDITIONS OF SALE

The conditions of Sale will be deposited at the offices of the Auctioneers and at the Vendor's Solicitors, 5 days prior to the sale and will not be read at the sale. Both the Auctioneer and the Vendor's Solicitors will be in the Saleroom 30 minutes prior to the commencement of the Auction to deal with any matter arising from either the Conditions of Sale or from the Sales Particulars relating to the property generally. At the time appointed, the Sale will commence and thereafter no further query will be dealt with and the purchaser will be deemed to have knowledge of the Conditions of Sale and to have satisfied themselves upon all matters contained or referred to there.

An administration charge of £250 (plus VAT) will be payable by the purchaser of each Lot to the Auctioneers on the fall of the hammer.

SELLING AGENTS NOTES

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