





\*\*\*\* BEAUTIFUL COTTAGE  
IN THE HEART OF THE  
SOUGHT AFTER VILLAGE OF  
ASTON ON TRENT \*\*\*\* FULL  
OF CHARACTER AND  
CHARM \*\*\*\* Perfectly  
presented cottage offering a  
lounge, fitted kitchen, two  
bedrooms, shower room  
and separate wc. Well  
manicured gardens with  
brick outbuildings.



## LOUNGE

Entrance door into the lounge with feature open fireplace and brick surround. radiator, upvc double glazed window with fitted shutter, door to the stairs and a door to the kitchen.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and hob, plumbing and space for a washing machine and dishwasher, space for a fridge freezer. Under stairs storage cupboard, stable door and upvc double glazed window to the rear.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Upvc double glazed window with fitted shutters and a radiator.

## BEDROOM 2

Upvc double glazed window with fitted shutters and a radiator.

## SHOWER ROOM

Shower, wash hand basin, airing cupboard and radiator.

## WC

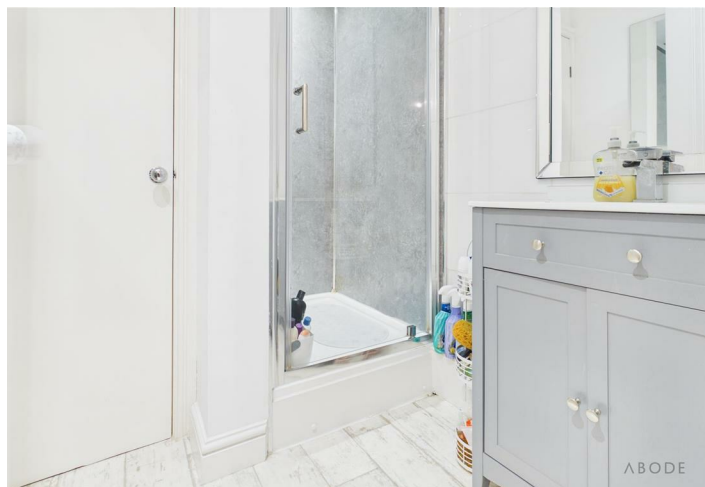
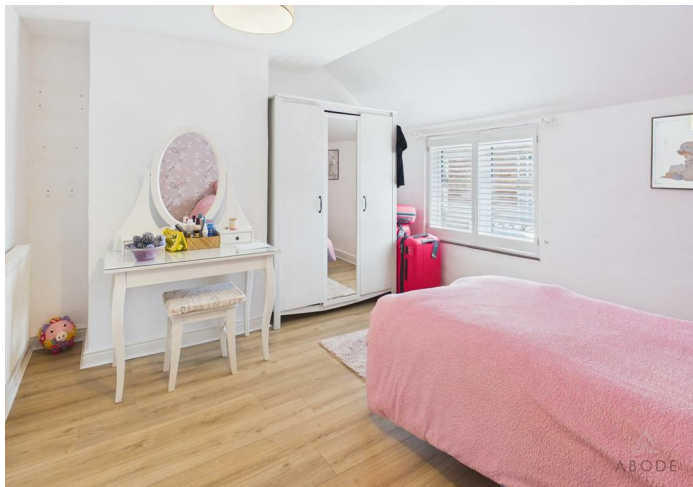
Low flush wc, wash hand basin and upvc double glazed window.

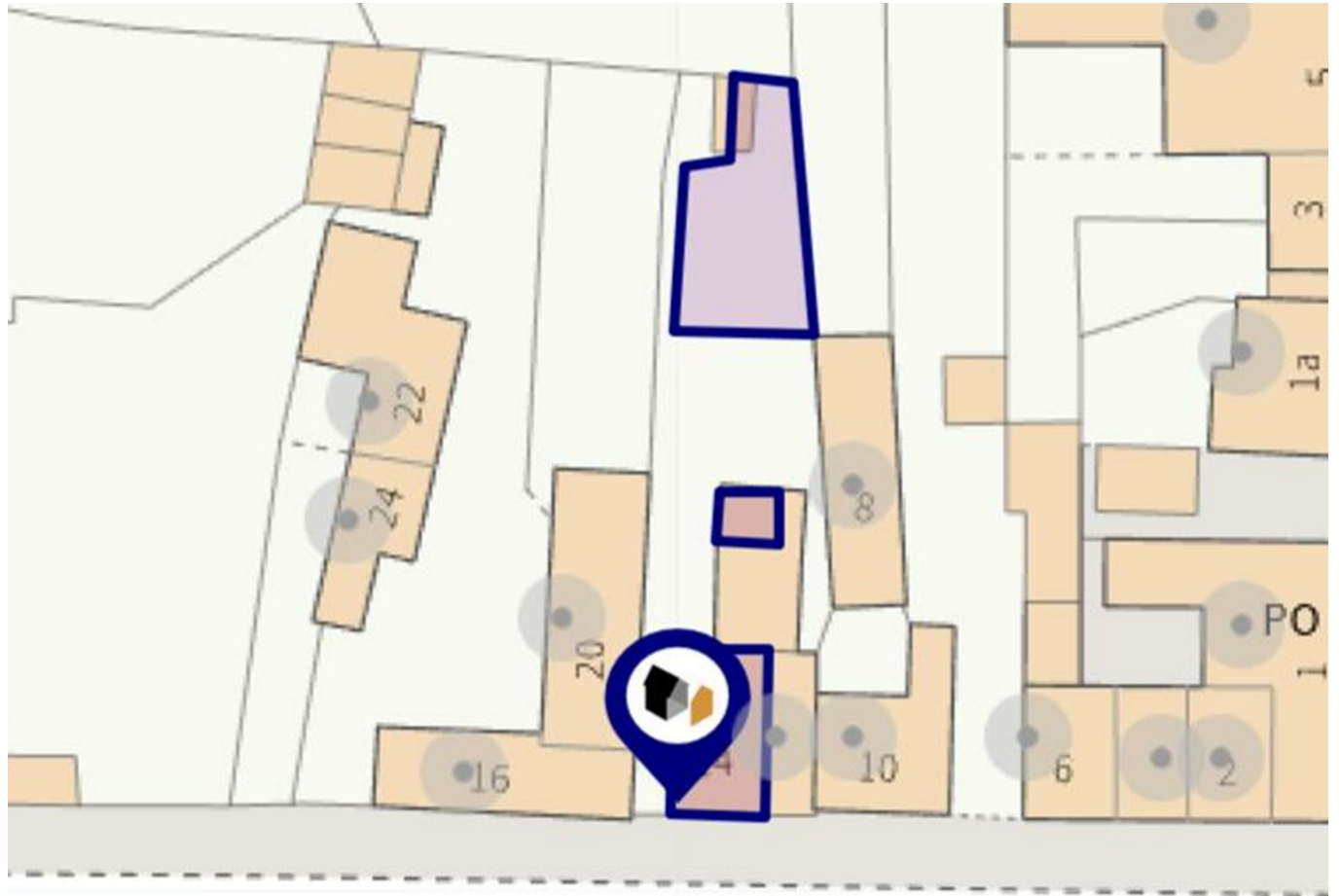
## OUTSIDE

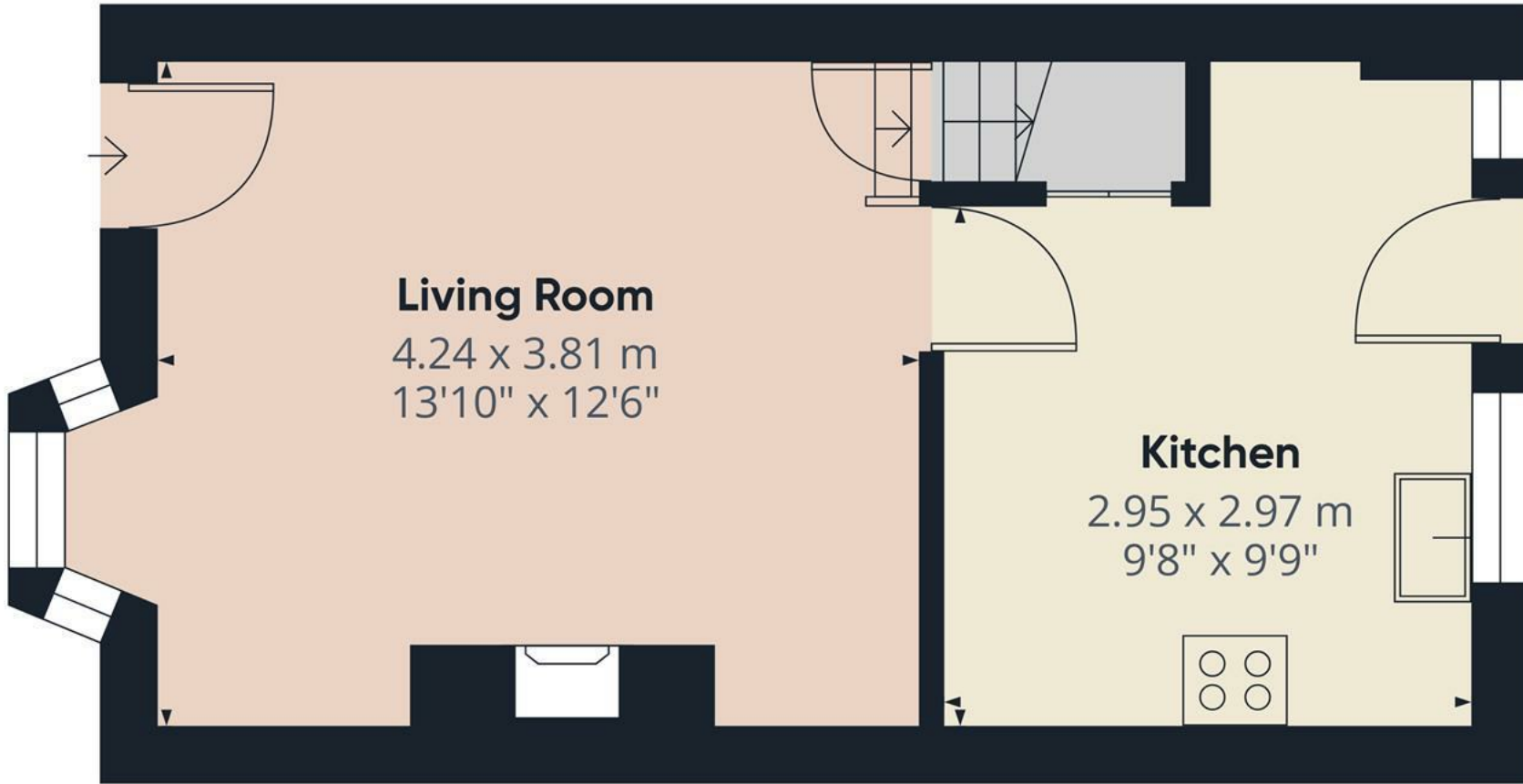


Side shared entry with path down to the garden. Lawn, paved and stone seating areas, brick outbuilding and wc. Further brick outbuilding is owned by number 14 but is accessed from next doors yard.









Approximate total area<sup>(1)</sup>

27.4 m<sup>2</sup>

295 ft<sup>2</sup>

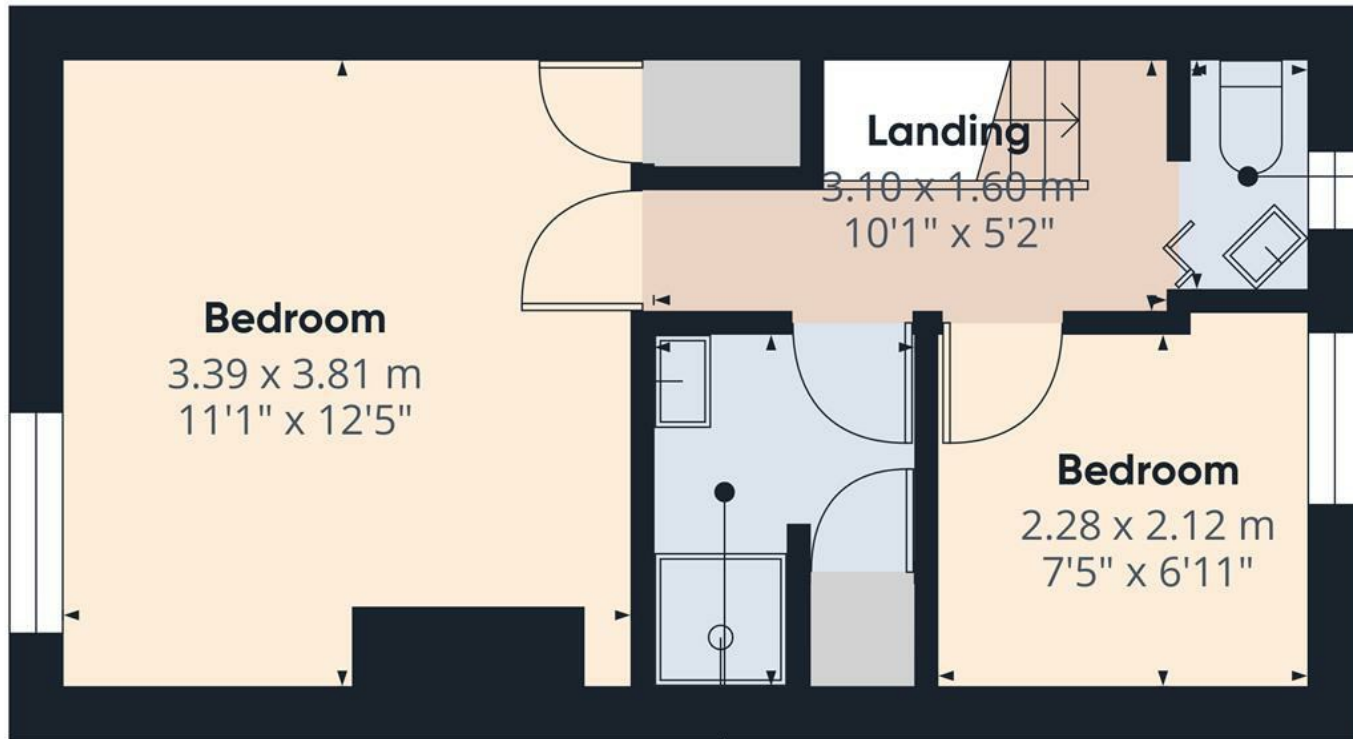
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



**WC**  
0.78 x 1.48 m  
2'6" x 4'10"

**Bathroom**  
1.63 x 2.12 m  
5'4" x 6'11"

**Approximate total area<sup>(1)</sup>**  
25.1 m<sup>2</sup>  
269 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

