

5 Copeland Avenue, Tittensor, Stoke-On-Trent, Staffordshire, ST12 9JA

FOLLWELLS



- Deceptively Spacious Detached Bungalow
- Extended To Rear
- Off Road Parking
- Carport and Garage
- Large Private Rear Garden
- Pleasant Village Location
- No Upward Chain

2  1  1 

Asking Price

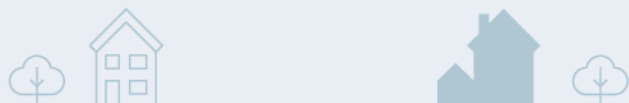
£225,000

follwells.co.uk

email@follwells.co.uk

01782 615530



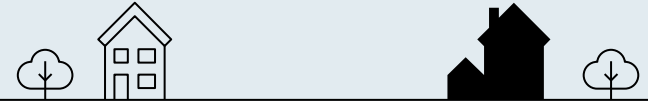


A deceptively spacious detached bungalow residence occupying a larger than average plot within a village location.

The main entrance to the property is to the side which leads into a good sized central reception hallway which in turn gives access to the L-shaped lounge and dining room having full height picture window to front elevation and coal effect gas fire. The kitchen is fully fitted with wall and base units. It has a door into a useful utility/porch area to the side providing a second access into the property. The extension to the rear means the two bedrooms are both generous double rooms, the larger of the two having an en-suite WC with wash basin as well as a walk-in wardrobe. The accommodation is completed with a fitted bathroom having coloured suite.

Externally the property is approached over a tarmac driveway providing ample parking with turning space. A wide carport covers the access into the bungalow and beyond the carport is a single attached garage with power/light. The generously proportioned plot widens to the rear and there is pedestrian access down both sides of the bungalow. There is a pretty planted garden to the front whilst the rear garden is fully enclosed and enjoys a good degree of privacy consisting of lawns and well stocked shrub borders. The main area of garden leads onto a slightly narrower section of additional garden with fruit trees and potting shed. There is also outside lighting and power points.





The property is situated in an excellent village location with similar neighbouring properties and the Village Store and Post Office being just a couple of hundred yards walk away. Further amenities nearby include Trentham Gardens and Retail Village just a couple of miles up the road, with regular bus services on the A34 to Newcastle-under-Lyme and Stone.

The property is in need of general modernisation and is offered with no upward chain.



IMPORTANT INFORMATION

Mains Service Connected

Central Heating - Gas

Tenure - Freehold

Council Tax Band 'D'

EPC Rating 'D' -

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.

FLOORPLAN

