

21 St. Dominics Place, Hartshill, Stoke-On-Trent, Staffordshire, ST4 7BQ

FOLLWELLS



- Modern Semi-Detached House
- Immaculately Presented Throughout
- Dining Kitchen with Quartz Worktops
- High Quality Fittings including Oak Floors
- Enclosed Private Rear Garden
- Quiet No Through Road
- No Upward Chain

3  2  1 

Asking Price

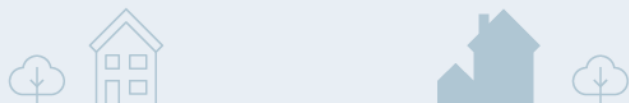
£275,000

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[email@follwells.co.uk](mailto:email@follwells.co.uk)

01782 615530





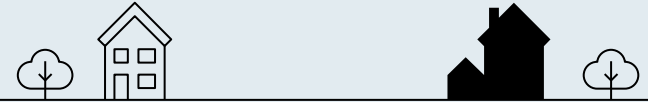
This small development is hidden away off Hartshill Road and comprises a mixture of semi-detached and detached houses built in 2019. This particular three bedroom semi-detached house is immaculately presented by the current owners who have added a number of high quality fixtures and fittings to the already well specced property. These include oak floorings to all bedrooms and sitting room, plantation shutters to all principal rooms and a 2 Zone Hive central heating system.

To the front of the house is a small lawned area with pathway leading to the front door and a tarmac driveway leads down the side of the house providing off road parking for two vehicles and giving access to the rear garden.

On entering the house visitors are greeted by a reception hall with stairs leading to the first floor and access to a cloakroom/W.C. Modern grey ceramic tiles extend throughout the hall, W.C. and into the large 'L' shaped dining kitchen which provides ample space for a large table and chairs, with glazed double doors leading out onto a patio and the rear garden. The kitchen area is fitted with gloss white units having Quartz worktops and one and a half bowl stainless steel drainer sink. Integrated Bosch appliances include a fridge freezer, washing machine, dishwasher, electric oven and five ring gas hob with extractor hood above. The dining area is finished with a feature vertical wood panelled wall. The ground floor accommodation is completed with a nice size sitting room having bay window to the front elevation.

To the first floor a central landing gives access to all three bedrooms with each having oak flooring and plantation shutters. The master bedroom has a dressing area with mirror fronted wardrobes to one side and a large built-in storage cupboard to the other. An en suite shower room has a suite having 1200mm shower enclosure with mixer shower, wash basin and W.C. Bedroom two is also a nice sized double room with built-in mirror fronted wardrobes, whilst bedroom three is a single currently used as a dressing room. These two rooms are both served by the principal bathroom having three piece white suite including panelled bath with mixer shower over and glass screen.





The rear garden is laid to lawn with a paved seating area adjacent to the house, garden shed and surrounded by timber panel fencing. St.

Dominics Place is conveniently located for Newcastle as well as Stoke and the other Potteries towns. The Royal Stoke Hospital is located less than two miles away as is Stoke train station. Further transport links are available via the A500 and M6.

This beautifully presented home is well worth a detailed inspection and is offered with no upward chain.



## IMPORTANT INFORMATION

All Mains Services Connected

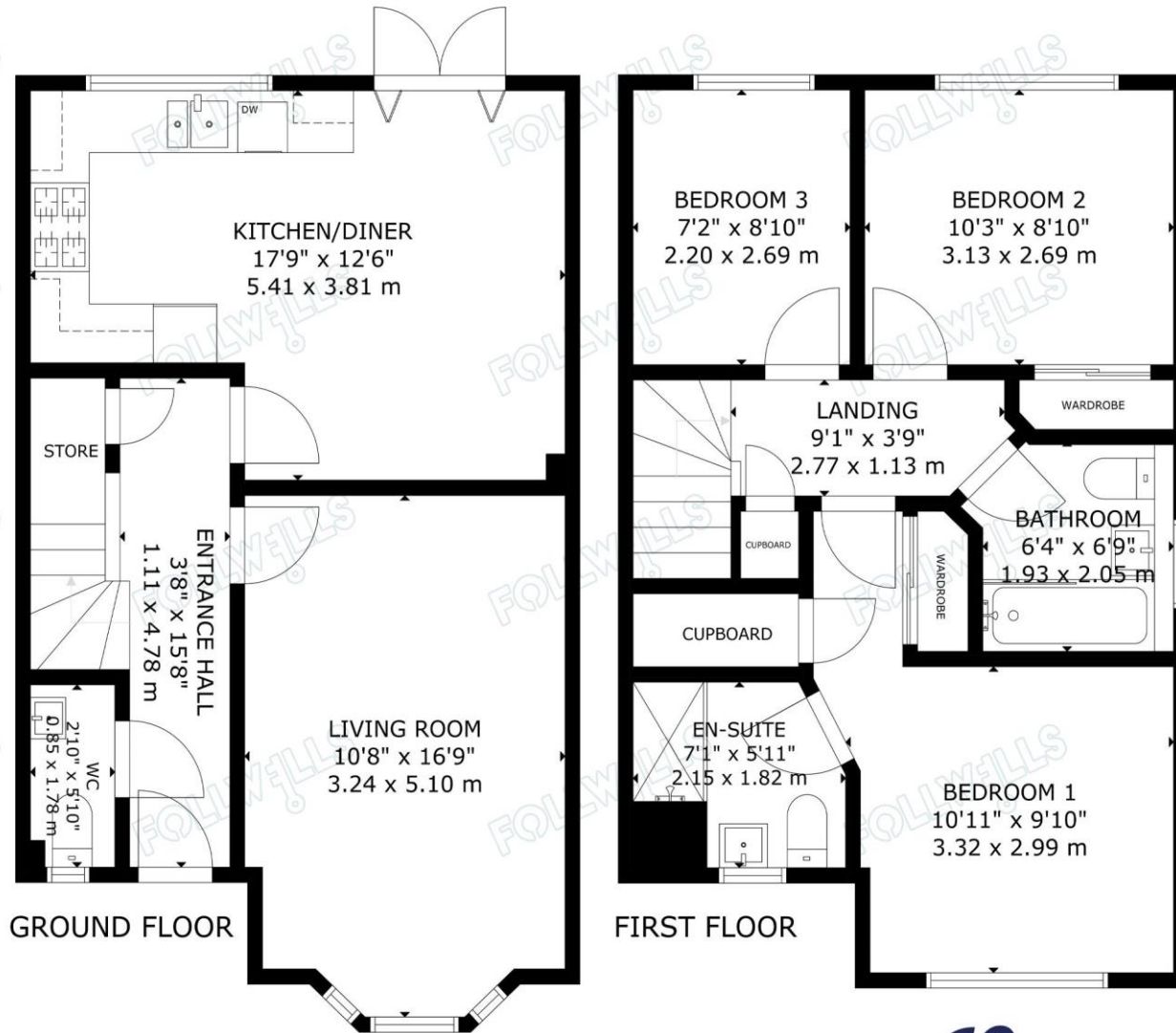
Gas Central Heating

Tenure Freehold

Council Tax Band 'C'

EPC Rating 'B'

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.



GROSS INTERNAL AREA  
 TOTAL: 90 m<sup>2</sup>/965 sq ft  
 GROUND FLOOR: 45 m<sup>2</sup>/483 sq ft, FIRST FLOOR: 45 m<sup>2</sup>/482 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

