

38 Ash Grove, Ash Bank, Stoke-On-Trent, Staffordshire, ST2 9EF

FOLLWELLS



- Spacious Detached Bungalow Residence
- Quiet Head of Cul-de-Sac Position
- Backing onto Open Fields
- Off Road Parking and Garage
- Recently Refitted Shower Room
- No Upward Chain

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Offers in Excess of

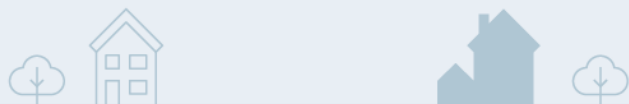
£300,000

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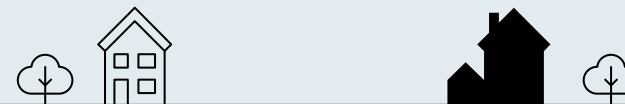
A spacious detached bungalow providing flexible accommodation with up to three bedrooms. The property is located at the head of a quiet cul-de-sac at the top of Ash Bank, on the outskirts of Werrington. The garden enjoys a good degree of privacy and backs onto open farmland with the Causley Brook beyond.

Whilst the property has been very well maintained over the years, it is ready for some selective modernisation, however, recent improvements include a refitted shower room and en suite W.C., as well as a replacement central heating boiler in recent years.

The property is entered via an entrance porch which in turn leads to a reception hall giving access to all principal rooms, as well as having a large built-in storage cupboard. A spacious kitchen sits at the front of the bungalow providing ample space for table and chairs and having fitted units with granite worktops. Integrated appliances include double larder fridge/freezers, integrated double oven and grill, four ring ceramic hob with extractor hood over and integrated microwave. Off the kitchen is a utility room with plumbing for washing machine and internal access to the garage. A large sitting room also looks out to the front of the property, having coal effect gas fire.

The master bedroom has an en suite W.C. and window looking out to the rear elevation and this room along with the second bedroom, both have fitted wardrobes and bedroom furniture. A third room has a glazed door leading out to the rear garden and could easily be used as a third bedroom or a second reception room. A shower room completes the accommodation having been refitted within the last couple of years, with walk-in shower enclosure, wash basin and W.C





The property is accessed over a brick paviour driveway providing off road parking and leading to a single integral garage with electric roller door and power/light. The front garden is designed for low maintenance with artificial lawn surrounded by shrub borders. There is access down both sides of the bungalow to the rear garden which consists of a shaped lawn and mature well stocked shrub borders surrounded by timber panel fencing. There is also a useful wooden garden shed.

The property is offered with no upward chain but is subject to a Grant of Probate.



IMPORTANT INFORMATION

All Mains Services Connected

Gas Central Heating

Glazing - uPVC

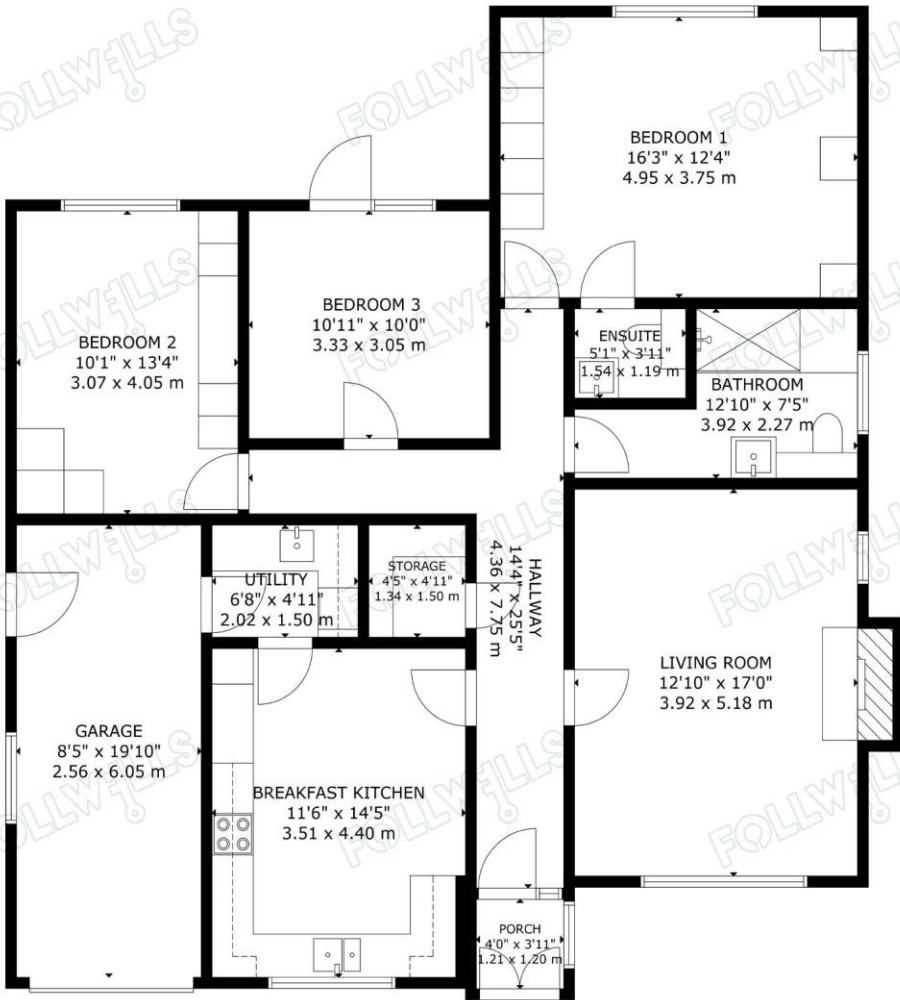
Tenure Freehold

Council Tax Band 'E'

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



GROUND FLOOR