



7 Kingside Grove

ST4 8UU

O.I.R.O £325,000



3



2



3



C



STEPHENSON BROWNE

Welcome to Kingside Grove! This charming property is nestled into a serene neighbourhood in a much sought after location in Trentham.

Located close to the canal and within easy reach of many scenic walks and a host of amenities, whether you're looking to start a new chapter in your life or simply searching for a cosy abode to create lasting memories, this property is ideal for those seeking a quiet retreat to call home and is sure to captivate you!

Opening via an entrance hallway offering access to all of the principal rooms and stairs rising to the first floor, the ground floor comprises of a well configured and spacious ground floor with a handy downstairs w.c, lounge opening through to the dining room and also boasts a rear aspect conservatory.

Modern fitted kitchen, offering a good range of wall and base units with work surfaces over and a well sized separate utility room with access to the integral garage.

To the first floor, there are three bedrooms, two of which are doubles and a generous third single. Family Bathroom suite and the master bedroom also offers fitted wardrobes and en-suite shower room.

To the exterior, the property benefits from a driveway and garage and enjoys a delightful private enclosed, south facing rear garden with patio area, perfect for entertaining or relaxing!

The property is also upvc double glazed throughout, cavity wall insulated and had a new central heating boiler installed in 2021.

Also offering the potential to extend, this property previously had planning consent to extend over the garage to create an additional bedroom. The application can be viewed online on the Stoke-on-Trent Planning Portal, application number 50030/FUL

Don't miss out on the opportunity to make this house your own and experience the joys of comfortable living in a beautiful setting!

Viewing Highly Recommended.

Council Borough: Stoke On Trent
Council Tax Band: C
Tenure: Freehold



Ground Floor

Porch

Entrance Hall

Lounge

15'7" x 11'4"

Dining Room

9'11" x 8'7"

Conservatory

13'8" x 10'3"

Kitchen

14'2" x 8'8"

Utility

10'4" x 7'11"

Garage

18'6" x 8'7"

First Floor

Landing

Bedroom One

14'7" x 8'11"

En - Suite

Bedroom Two

10'7" x 8'9"

Bedroom Three

8'9" x 7'8"

Bathroom

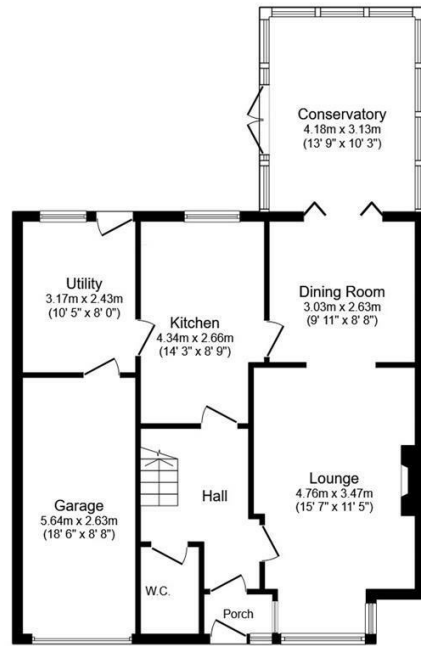
11'10" x 5'8"



- Detached Three Bedroom Family Residence
- Two Good Size Reception Rooms
- Conservatory
- Fitted Kitchen
- Utility Room
- Downstairs W.C
- Driveway & Garage
- Fitted Wardrobes & En - Suite to Master Bedroom
- Potential to extend with Planning Permission for Single Storey Extension above Garage
- Highly Sought After Location

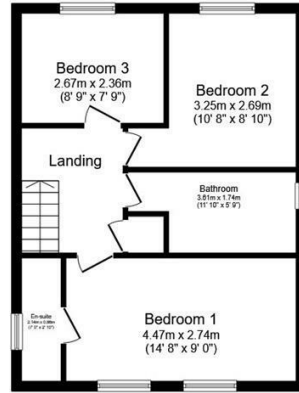


Floor Plan



Ground Floor

Floor area 87.2 m² (939 sq.ft.) approx



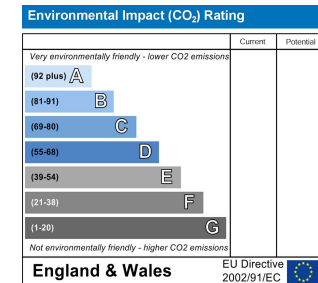
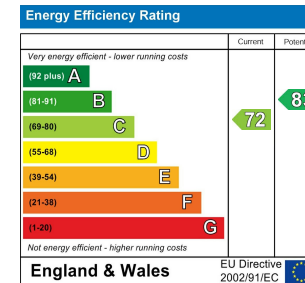
First Floor

Floor area 46.5 m² (500 sq.ft.) approx

Total floor area 133.7 m² (1,439 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map



Viewing

Please contact our Sandbach office on 01270 763200 if you wish to arrange a viewing appointment or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

56 Merial Street, Newcastle Under Lyme, Staffordshire, ST5 2AW
 Telephone: 01782 625734 Email: sandbach@stephensonbrowne.co.uk Website: www.stephensonbrowne.co.uk