



### 3 Shropshire Drive

ST7 1HR

**£230,000**



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STEPHENSON BROWNE

A modern and deceptively spacious three bedroom end townhouse in a cul-de-sac position, offering excellent room sizes throughout and an ideal family home!

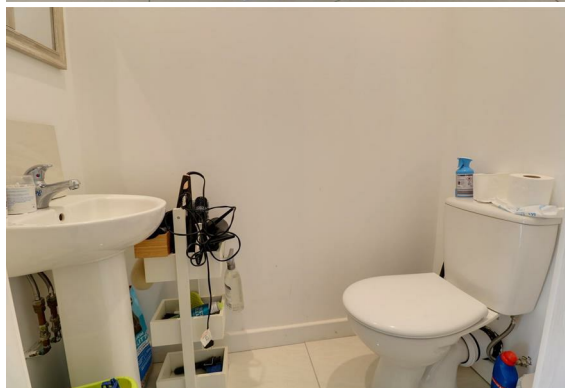
Situated in cul-de-sac of just six properties, this well-proportioned family home benefits from underfloor heating to the ground floor and en-suite shower room, and a gorgeous open-plan layout to the ground floor!

An entrance hallway leads to a spacious open-plan living area, with a lounge/dining room opening into the kitchen, with a downstairs W/C completing the ground floor. To the first floor are two bedrooms and a family bathroom, whilst the second floor comprises a master bedroom with a surprisingly large en-suite shower room!

Off road parking is provided via a tarmac driveway to the side of the property, whilst the rear garden features lawned and patio areas with gated side access.

Shropshire Drive was built in 2022 and occupies an excellent position close to Kidsgrove town centre, whilst retaining good links to commuting routes such as the A34, A500 and M6. Several schools are nearby, including Saint John the Evangelist Catholic Academy, The Kidsgrove Secondary School and Kidsgrove Primary School, whilst leisure facilities including Gloucester Road football pitches are only a short walk away.

A sizeable family home which must be viewed to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



### **Entrance Hall**

Composite front door, tiled flooring, under floor heating, downlights, airing cupboard housing combi boiler.

### **Downstairs W/C**

Tiled flooring, downlights, W/C, pedestal wash basin.

### **Open Plan Living Area**

14'9" x 14'5"

Tiled flooring, under floor heating, UPVC double glazed french doors, downlights, opening into;

### **Kitchen Area**

9'4" x 7'10"

Tiled flooring, UPVC double glazed window, downlights, space and plumbing for appliances, dishwasher, integrated oven, hobs and cooker hood, space for a fridge/freezer.

### **First Floor Landing**

Laminate flooring, downlights, radiator.

### **Bedroom Two**

14'9" x 8'11"

Maximum measurements - two UPVC double glazed windows, two ceiling light points, radiator.

### **Bedroom Three**

14'8" x 8'4"

Maximum room measurements - laminate flooring, two UPVC double glazed windows, downlights, radiator.

### **Bathroom**

8'0" x 5'11"

Laminate flooring, UPVC double glazed window, downlights, extractor fan, W/C, pedestal wash basin, bath, chrome towel radiator.

### **Second Floor Landing**

Ceiling light point.

### **Bedroom One**

14'9" x 13'11"

Maximum measurements - UPVC double glazed window, ceiling light point, radiator.

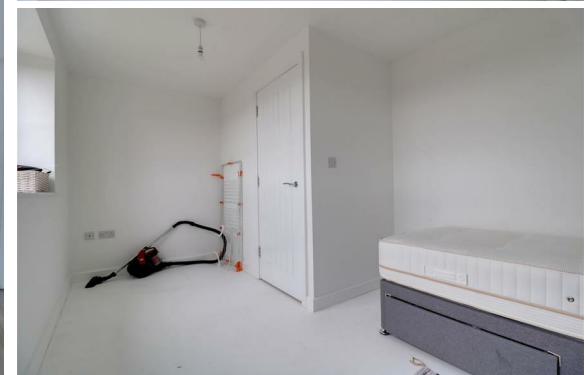
### **En-Suite Shower Room**

14'8" x 9'5"

Tiled flooring, under floor heating, UPVC double glazed window, downlights, part tiled walls, W/C, pedestal wash basin, shower cubicle.

### **Outside**

To the front of the property is a paved frontage with a tarmac driveway to the side, whilst the rear garden features lawned and patio areas with gated side access. There is also a useful outside water tap.



**Council Tax Band**

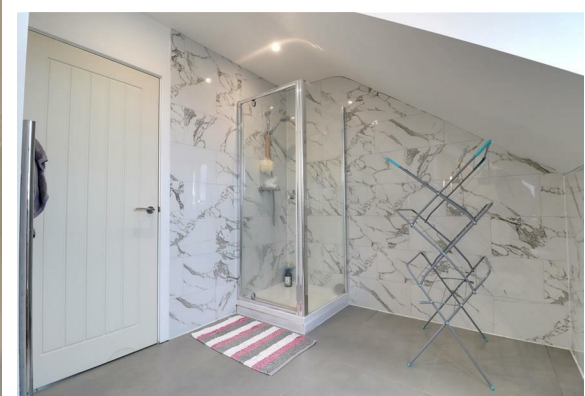
The council tax band for this property is C.

**NB: Tenure**

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

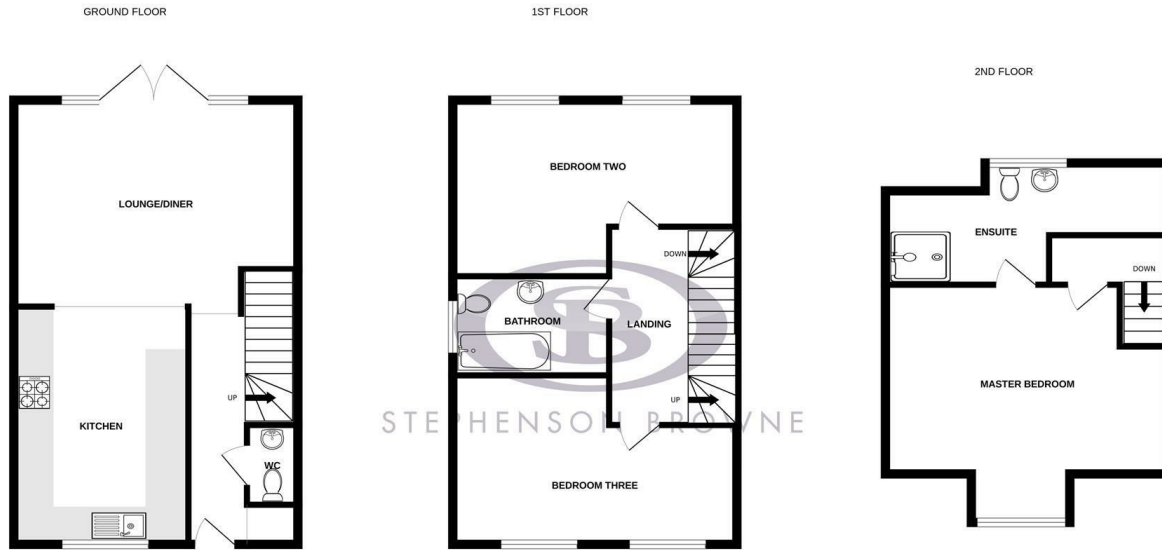
**NB: Copyright**

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## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property 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

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