

Offers in the region of

Platinum Property
Independent Estate



Blithe View, Blythe Bridge, ST11 9SD

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****FOR SALE WITH NO VENDOR CHAIN**INDIVIDUALLY DESIGNED DETACHED RESIDENCE** OFFERING A WEALTH OF SPRAWLING ACCOMMODATION, WITH THE RIVER BLITHE AT THE BOTTOM OF THE GARDEN**CUL-DE-SAC LOCATION**** Internal accommodation comprises of welcoming RECEPTION HALL with recessed storage, ideal for coats & shoes, LOUNGE, having Inglenook fireplace with log burner, double doors lead to a RECEPTION ROOM/FAMILY ROOM, further double doors give access to the ORANGERY, which has a lantern roof, recessed spotlights & radiator, DINING ROOM, BREAKFAST KITCHEN, with a comprehensive range of fitted wall, base & drawer units, space for a range cooker & dishwasher, space for a table, UTILITY ROOM with fitted units, sink, plumbing & space for a washer & dryer. A white suite WC is off the Hall. First Floor Accommodation offers a SPACIOUS GALLERIED LANDING, Ideal for a quiet reading area, or even office space, FOUR EXCELLENT SIZE BEDROOMS, Bedroom One has an EN-SUITE BATHROOM, with shower over Bath & shower screen, Bedroom Two, has an EN-SUITE BATHROOM, with BATH & SEPARATE DOUBLE SHOWER CUBICLE, There is a MAIN BATHROOM, with white suite, having BATH & SEPARATE SHOWER cubicle, sink inset in vanity unit, WC, anthracite heated towel rail.

Externally the property has a BLOCK PAVED DRIVEWAY, which provides parking for numerous vehicles & leads to the INTEGRAL DOUBLE GARAGE, which has ELECTRICALLY OPERATED DOORS, power & lighting. There is an additional gated vehicular access to the side of the property that leads to a further block paved parking area .

The VERY LARGE REAR GARDEN is a sheer delight, with OPEN VIEWS, INDIAN STONE Patio, Block Paved Patio, the River Blithe at the end of the Garden creates an ambience, there is also a huge Lush LAWN, This outside space is ideal for Summer Entertaining and Al Fresco dining.

****247 sq.m of accommodation** VIEWING IS A MUST OF THIS AMAZING PROPERTY****
Blythe Bridge is a popular location with lots gated of amenities in the village.

RECEPTION HALL

18'9"(max) x 11'8"(max) (5.72m(max) x 3.56m(max))

LOUNGE

19'11" x 12'8" (6.08m x 3.87m)

FAMILY ROOM

12'8" x 10'3" (3.87m x 3.14m)

ORANGERY

21'4" x 11'2" (6.52m x 3.41m)

DINING ROOM

11'8" x 10'6" (3.56m x 3.22m)

BREAKFAST KITCHEN

15'10" x 13'10" (4.83m x 4.23m)

UTILITY ROOM

13'1" x 7'2" (4.00m x 2.19m)

WC

7'10" x 2'11" (2.39m x 0.90m)

FIRST FLOOR ACCOMMODATION**STAIRS & GALLERIED LANDING**

18'10"(max) x 16'4"(max) (5.75m(max) x 5.00m(max))

BEDROOM ONE

20'7" x 18'2" (6.29m x 5.55m)

EN-SUITE BATHROOM

8'6" x 6'4" (2.60m x 1.95m)

BEDROOM TWO

20'10" x 12'8" (6.36m x 3.87m)

EN-SUITE BATHROOM

12'8" x 6'2" (3.87m x 1.89m)

BEDROOM THREE

13'10" x 12'11" (4.24m x 3.96m)

BEDROOM FOUR

14'7" x 10'7" (4.47m x 3.25m)

MAIN BATHROOM

8'9" x 7'1" (2.67m x 2.17m)

INTEGRAL DOUBLE GARAGE

20'10" x 18'4" (6.37m x 5.60m)

EXTERIOR

- INDIVIDUALLY DESIGNED DETACHED RESIDENCE
 - 247 sq.m of ACCOMMODATION
 - FOUR RECEPTION ROOMS
 - BREAKFAST KITCHEN
 - UTILITY ROOM
 - WC
 - FOUR LARGE BEDROOMS
- TWO BEDROOMS WITH EN-SUITES - PLUS A MAIN BATHROOM
 - INTEGRAL DOUBLE GARAGE
- RIVER BLITHE AT THE END OF THE HUGE GARDEN

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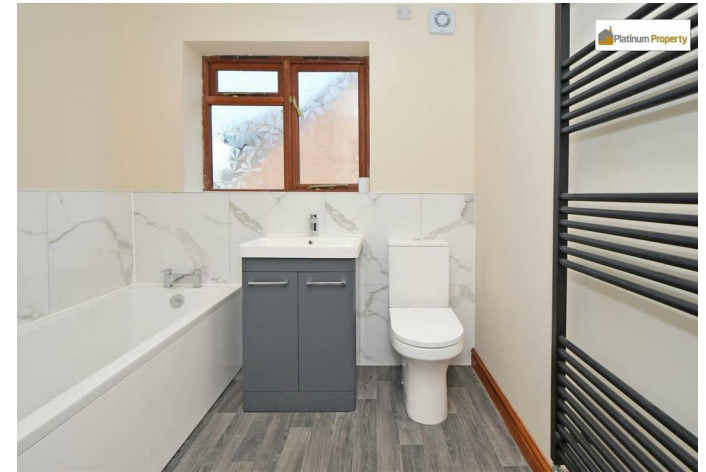
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Floor Plans

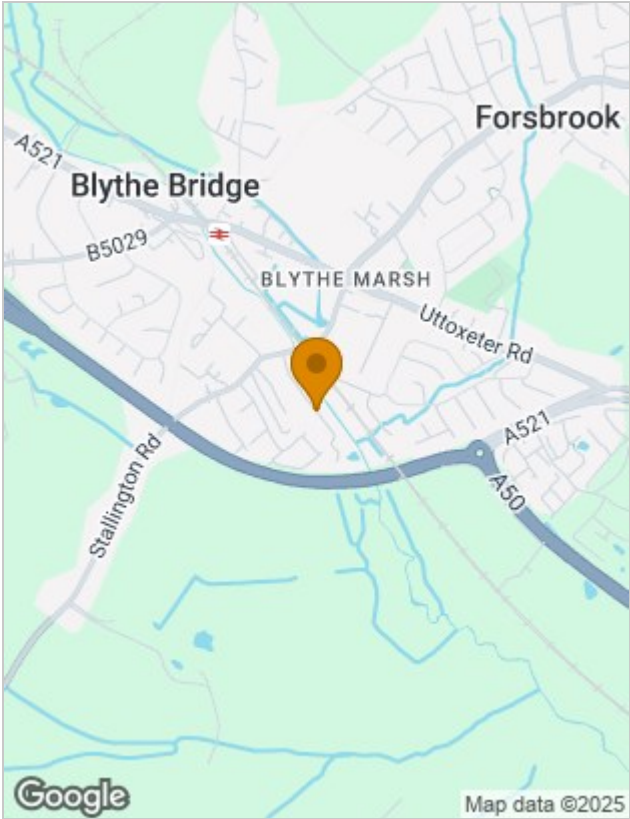


All measurements are approximate and for display purposes only



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Location Map



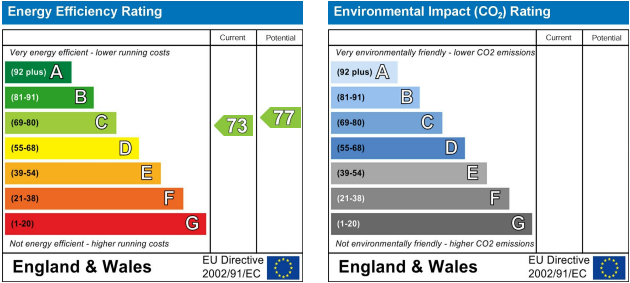
Viewing

Please contact our Stoke-on-Trent Office on 01782 392211 if you wish to arrange a viewing appointment for this property or require further information.

422 Sandon Road, Meir Heath, Stoke-on-Trent, Staffordshire, ST3 7LH
Tel: 01782 392211 Email: sales@platinumpropertymam.co.uk
Website: www.platinumpropertymam.co.uk

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Performance Graph



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AGENTS NOTES

TENURE

Freehold. We cannot comment on any other issues relating to the title or any other legal issues that may affect the property unless we have been made aware of any such matters. Purchasers are recommended to satisfy themselves as to the tenure via their solicitor/legal representative.

SALES PARTICULARS, MEASUREMENTS, PHOTOGRAPHS AND FLOOR PLANS

Whilst every care has been taken, we advise that all measurements have been taken as a guide to prospective purchasers only, and whilst we try to ensure accuracy, these are approximate and not deemed precise. We endeavour to ensure that these sales particulars are accurate and reliable; however, we do advise that they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All photographs (which may have been taken with a nonstandard/wide-angle lens), measurements, floor plans and distances referred to are given as a guide only, to provide an overall impression of the accommodation of the property and should not be relied upon for the purchase of floor coverings, or any other furniture, fixtures or fittings.

FIXTURES & FITTINGS

Nothing written in these sales particulars is intended to indicate that any fixtures or fittings, including floor coverings, curtains/blinds, fittings or furnishings, electrical goods (whether wired or not), gas/electric fires, light fittings, or any other item not mentioned, are included/form part of the property being offered for sale. It is through liaison and agreement between The Seller and The Purchaser that any such agreement be reached.

SERVICES

None of the services, appliances, apparatus or where applicable, central heating systems or specific fittings or integrated appliances have been tested by The Agent. We are unable to comment on their serviceability and no guarantee as to their operating ability or efficiency is given, and no warranty is offered. With regards to any connected mains services, Purchasers are recommended to satisfy themselves of their suitability.

OFFER / PURCHASING PROCEDURE

All offers should be made directly to the selling Agent. This is part of our agreement with The Seller, and should be submitted before contacting a bank, building society or solicitor/legal representative. Any delays whether intentional or not, may result in the property being sold to another person, and survey/legal and other fees may be unnecessarily incurred. We are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements.

FINANCE

An experienced mortgage/financial adviser with access to a wide range of lenders/mortgages is available to discuss your mortgage requirements. We advise that we may receive referral fees from this recommendation.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP THE REPAYMENTS ON YOUR MORTGAGE OR OTHER LOAN SECURED ON IT.

REFERRALS

We can recommend local solicitors/conveyancers. You are not obliged to use these services. We advise that we may receive referral fees from these recommendations.

SURVEYS

We have not carried out a structural survey on the property. If you are considering purchase of a property, it is advised that you do instruct a surveyor.

VIEWING

Strictly by appointment through:-

Platinum Property, 422 Sandon Road, Meir Heath, Stoke-on-Trent, ST3 7LH.

Telephone 01782 39 22 11.

NOTE TO PURCHASERS

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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