



**Conway Road**  
**Knypersley, ST8 7AL**

- EXTENDED DETACHED RESIDENCE
- BEAUTIFULLY PRESENTED & IMPROVED
- STUNNING KITCHEN/DINING/FAMILY RM
- SPACIOUS LOUNGE, CLOAKS/W.C
- THREE DOUBLE BEDROOMS, BATHROOM
- DRESSING ROOM/OFFICE ROOM
- LANDSCAPED GARDENS
- PLEASANT & CONVENIENT LOCATION

**£425,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a stunning extended detached residence which must be viewed to be fully appreciated! Comprising an entrance porch, entrance hall, cloaks/w.c, spacious lounge with a stove. A beautifully appointed kitchen opening out in to the extended spacious family room with large glazed windows & sliding doors to the garden, three good sized bedrooms, fitted wardrobes where fitted. Access to a dressing room off bedroom one. A family bathroom. Externally a tarmac frontage to provide parking. A landscaped rear garden area with decking and attracts the afternoon sun. UPVC double glazing & gas central heating. An integral garage. The property is located within easy access to all facilities yet within easy access to Bidduph Valley Way, The Grange Country Park and Knypersley Country Park. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST8 7AL. Turn off Tunstall Road and in to Conway Road, the property can be



found on the left hand side.

**ENTRANCE PORCH**

Entered through a composite door. Laminate flooring. Door to;

**ENTANCE HALL**

Window to the side elevation. Staircase to the first floor. Timber flooring. Radiator.

**CLOAKS/WC**

Window to the front elevation. Low level W.C, wash hand basin. Radiator. Under stairs store.



**LOUNGE**

21' x 11' 4" (6.4m x 3.45m)

Window to the front elevation. Chimney breast with log stove. Coving to the ceiling. Two radiators. French doors to the dining and family room.

**KITCHEN**

13' x 10' 4" (3.96m x 3.15m)

Well appointed updated kitchen comprising an extensive range of wall and base units. Quartz worksurface. Built in oven, hob with extractor over. Integrated dishwasher. Oak breakfast bar. Vertical radiator. Side access door. Opening out to :



**FAMILY ROOM**

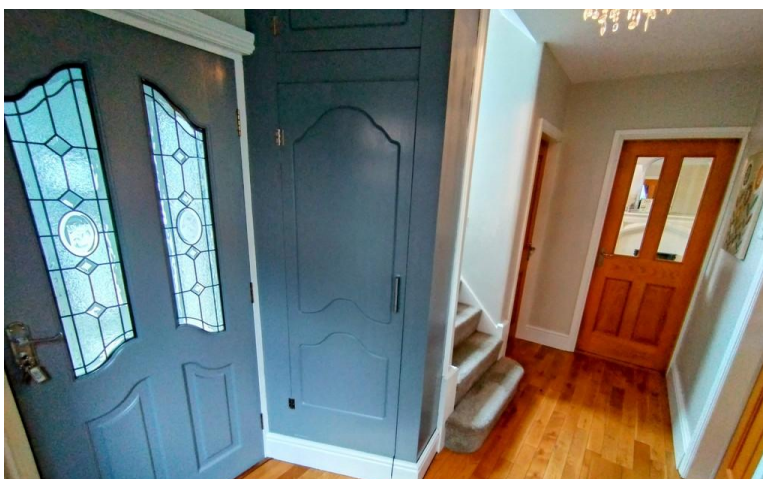
29' 2" x 16 MAX' (8.89m x 4.88m)

Fabulous extension to the main house. Velux windows. Tiled floor with the added benefit of under floor heating. Two double radiators. Large glazed windows to the rear and sliding door to the garden.

**UTILITY ROOM**

11' 8" x 5' (3.56m x 1.52m)

Fitted wall and base units, single drainer sink, worksurfaces. Spotlights to the ceiling. Vertical radiator. Window. Radiator, recessed spot lights.



**FIRST FLOOR LANDING**

Half landing with a lovely feature window to the front elevation. Access to the loft. Doors to:

**BEDROOM ONE**

14' 5" x 10' 5" (4.39m x 3.18m)

Window to the rear elevation. Range of fitted wardrobes. Spotlights to the ceiling with LED feature coloured lights. Door to:

**DRESSING ROOM/OFFICE**

17' 3" x 8' 10" (5.26m x 2.69m)



Windows to the front and side elevation. Radiator.  
Currently used as an office but there is potential for an en suite and dressing room in this good sized room.

#### BEDROOM TWO

11' 4" x 10' 2" (3.45m x 3.1m)

Window to the front elevation. Radiator.

#### BEDROOM THREE

10' 3" x 10' 3" (3.12m x 3.12m)

Window to the rear elevation. Radiator.



#### BATHROOM

10' 2" x 6' 2" (3.1m x 1.88m)

Window to the front elevation. Suite comprising: panelled bath, shower cubicle, low level W.C, wash hand basin.  
Splash back tiling, recessed lighting. Radiator.

#### EXTERNALLY

##### FRONT

Behind a brick wall and electric sliding gates is a tarmac drive, ample parking.

##### INTEGRAL GARAGE

18' x 9' (5.49m x 2.74m)

Electric roll up door. Electric light and power.



##### REAR

A pleasant landscaped rear garden. Attracting the afternoon sun. A generous good sized garden with an extensive patio area that leads to a lawn and decked area. Access to each side of the house.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free



quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

#### LOCAL AUTHORITY

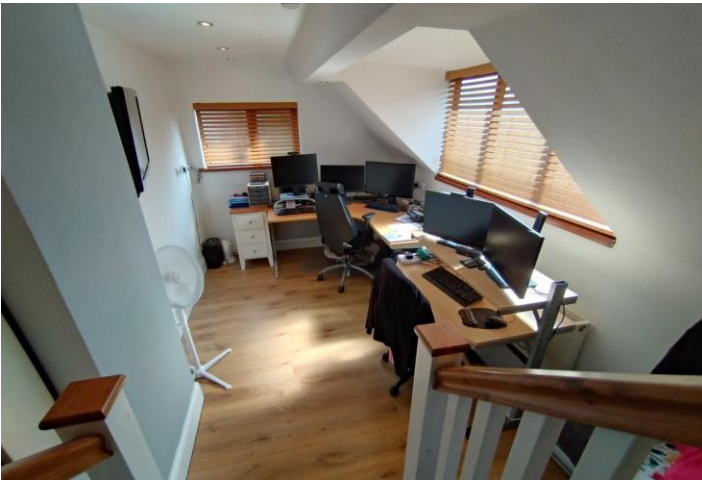
Staffordshire Moorlands District Council

#### COUNCIL TAX BAND D

EPC RATING (PDF available online)

Current: Potential:







43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements