



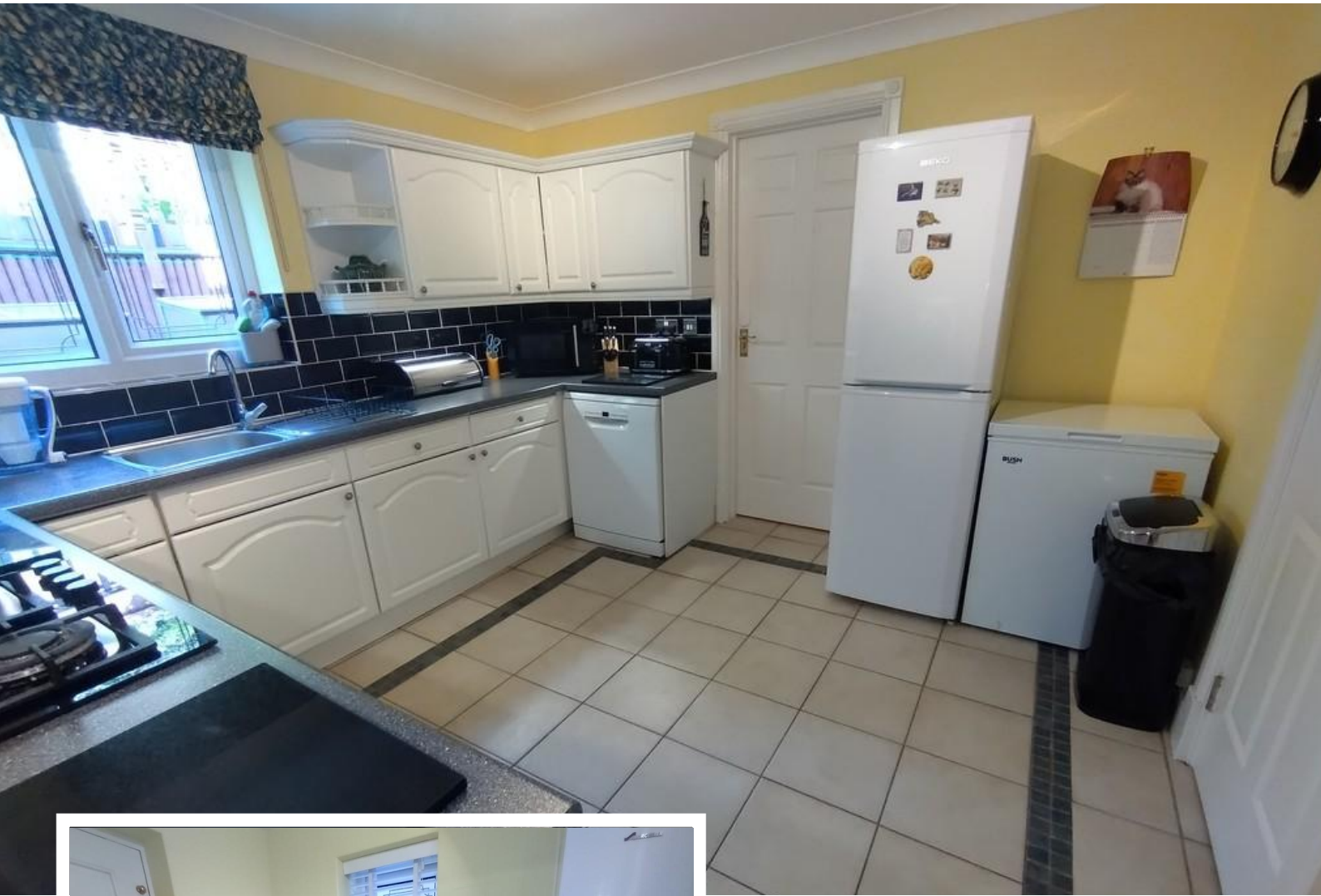
Overwood Place

Packmoor, ST6 6XD

- A DETACHED RESIDENCE
- BEAUTIFULLY PRESENTED
- WELL REGARDED LOCATION
- PORCH, HALL, LOUNGE, DINING ROOM
- KITCHEN, UTILITY, CLOAKS/W.C
- 4 BEDROOMS, ENSUITE & BATHROOM
- LANDSCAPED GARDENS
- EASY ACCESS TO THE A500

£285,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented spacious detached house comprising, porch, hall, a bay window lounge, dining room, kitchen, utility, cloaks/w.c 4 bedrooms, ensuite & a family bathroom, fitted wardrobes where installed, UPVC double glazing, gas central heating, an integral garage. A front garden, driveway and landscaped rear garden area. The property is located within a well regarded residential suburb location yet within easy access to all amenities. The A500/A53/A527 close by for access to larger towns and the M6 network. Viewing essential without further delay. (draft details subject to approval)

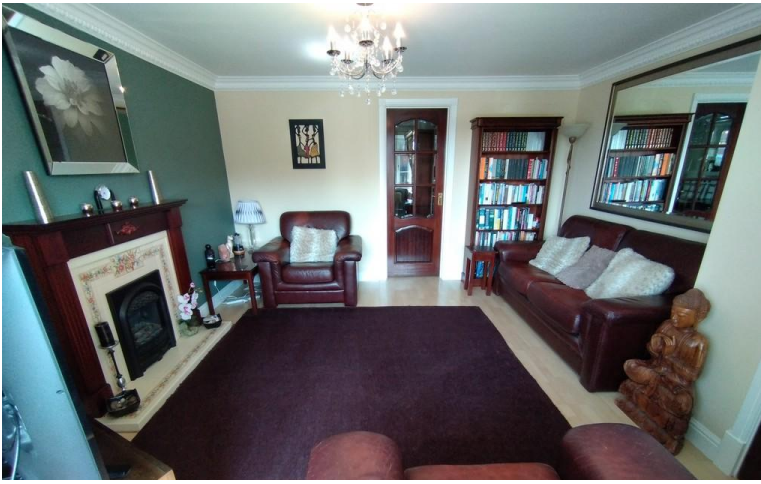
DIRECTIONS

Please follow Sat Nav with postcode ST6 6XD. On entering the Cul De Sac the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE PORCH

UPVC double glazed windows and doors. Door to;





ENTRANCE HALL

Entered through a part glazed entrance door. Staircase to the first floor. Radiator.

LOUNGE

13' 3" x 13' 7" (4.04m x 4.14m)

Bay window to the front elevation. Laminate flooring, radiator. A feature fireplace with inset fire. Door to;

DINING ROOM

10' 9" x 8' 9" (3.28m x 2.67m)

Patio doors to the rear elevation. Laminate flooring, radiator.



KITCHEN/BREAKFAST ROOM

10' 11" x 10' 9" (3.33m x 3.28m)

Window to the rear elevation. A range of wall and base units, single drainer sink unit, worksurface. Built in oven, gas hob with extractor above. Under stairs store, tiled floor, double radiator.

UTILITY ROOM

6' 8" x 4' 7" (2.03m x 1.4m)

Fitted wall and base units, single drainer sink unit, worksurface. External access door. Tiled floor.



CLOAKROOM

Low level W.C, wash hand basin, storage cabinet. Tiled floor, radiator. Window to the side.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

10' 8" x 9' 10" (3.25m x 3m)

Window to the front elevation with a pleasant view in the distance. Fitted wardrobes, radiator. Door to:

ENSUITE

Window to the front elevation. Suite comprising: enclosed shower cubicle with electric shower, low level W.C, wash hand basin. Splash back tiling, radiator.



BEDROOM TWO

15' x 7' 9" (4.57m x 2.36m)

Windows to the front and rear elevation, two radiators.

BEDROOM THREE

8' 8" x 8' 1" (2.64m x 2.46m)

Window to the rear elevation, radiator.



BEDROOM FOUR

8' 11" x 7' 2" (2.72m x 2.18m)

Window to the rear elevation, radiator.

BATHROOM

Window to the rear elevation. Suite comprising: Panelled bath with electric shower over, low level W.C, wash hand basin. Splash back tiling, radiator.

INTEGRAL GARAGE

Up and over front door. Electric light and power.

FRONTAGE

A landscaped garden laid to lawn. A driveway provides off road parking.

REAR

A paved patio leading to a tiered garden area.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

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.

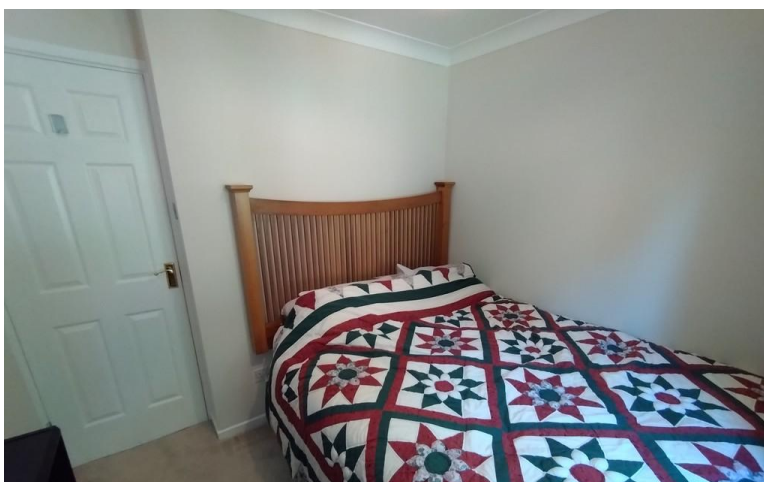
Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

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.

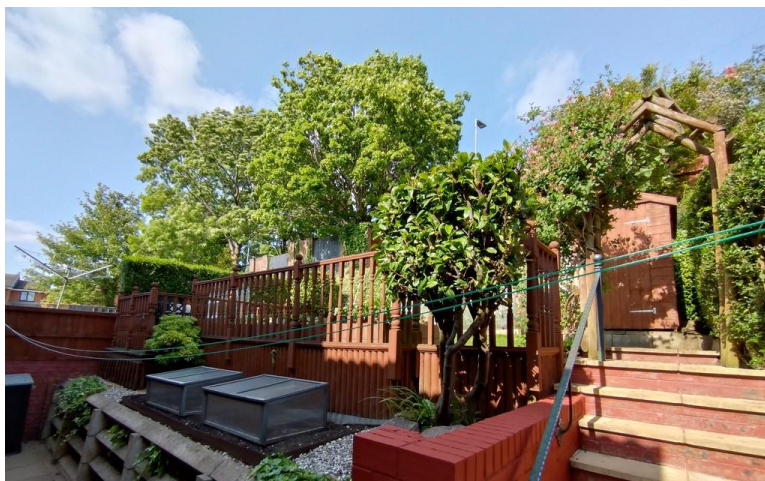




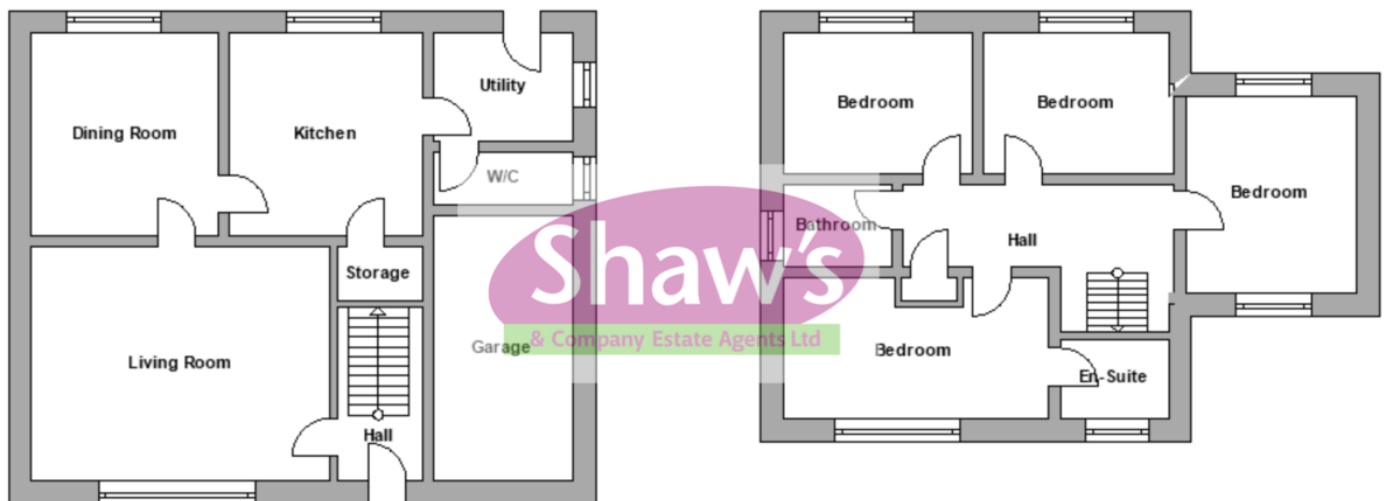
LOCAL AUTHORITY
Stoke On Trent City Council

COUNCIL TAX BAND TBC

EPC RATING (PDF available online)
Current: 64D Potential: 71C







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 and the floorplan is an illustration only as a guide.
 This plan is for illustrative purposes only and should be used as such by any protective purchaser or tenant. The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Visual Builder.

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 01782787840

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