



John Rhodes Way
Tunstall, ST6 5XA

- DETACHED RESIDENCE
- WITHIN A POPULAR LOCATION
- BEAUTIFULLY PRESENTED
- SPACIOUS THROUGHOUT
- OPEN PLAN KITCHEN/DINING ROOM
- UTILITY/CLOAKS/W.C
- 4 BEDROOMS, BATHROOM & ENSUITE
- LARGE DETACHED BRICK GARAGE

£347,500





Property Description

INTRO

Shaw's & Co are delighted to offer for sale a well proportioned detached house within a great sized garden plot all of which must be seen to be fully appreciated comprising an open plan kitchen/dining room, utility room, cloaks/w.c, a spacious lounge, 4 bedrooms, ensuite & a family bathroom with a separate shower. Fitted wardrobes, updated windows to the lounge and first floor, combi gas central heating. Externally a landscaped garden plot with a front garden, driveway, good sized detached brick garage. A pleasant landscaped rear garden with a great degree of privacy, an indian stone paved patio, lawn garden. Access to all amenities is close by with excellent road links. Viewing imperative.

DIRECTIONS

Please follow Sat Nav with postcode ST6 5XA. Proceed along John Rhodes Way and the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL





Entered through a UPVC glazed door. Stairs to the first floor. A storage cupboard, tiled floor.

WC

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

LOUNGE

20' 1" x 10' 11" (6.12m x 3.33m)

Two windows to the front elevation, one to the side.

Radiator.

KITCHEN/FAMILY ROOM

20' 3" x 19' MAX" (6.17m x NaNm)

Window to the rear elevation. A range of wall and base units, composite sink with mixer tap, work surface. Built in electric oven and gas hob with extractor above. Integrated dishwasher. Glass splash back. French doors to the side elevation, radiator. Door to:



UTILITY ROOM

Space and plumbing for washing machine and tumble dryer with work surfaces over. UPVC double glazed window to the rear elevation, mounted radiator.

LANDING

Loft access.



BEDROOM ONE

11' 7" x 11' 6" (3.53m x 3.51m)

A UPVC double glazed window to the front & side elevation, radiator, door leading to the en-suite.

EN-SUITE SHOWER ROOM

7' 10" x 3' 9" (2.39m x 1.14m)

A UPVC double glazed window to the side elevation, built in shower cubicle, W.C, pedestal wash hand basin, tiled walls, vinyl flooring, enclosed shower cubicle & shower.

BEDROOM TWO

9' 5" x 8' 11" (2.87m x 2.72m)

UPVC double glazed window to the rear elevation, radiator.

BEDROOM THREE

11' 4" x 9' 1" (3.45m x 2.77m)

UPVC double glazed, window facing the front elevation, radiator.

BEDROOM FOUR

7' 11" x 8' 4" (2.41m x 2.54m)

UPVC double glazed window facing the rear elevation, radiator.





FAMILY BATHROOM

8' 6" x 6' 2" (2.59m x 1.88m)

A three piece suite including W.C, pedestal wash hand basin, bath, partially tiled walls, radiator, UPVC obscured double glazed window to the rear elevation, separate shower cubicle.

EXTERNALLY

FRONTAGE

Laid to lawn garden, a fenced in garden area with driveway for parking, a covered entrance porch over the front door. Timber gates to the rear garden.

DETACHED GARAGE

187 3" x 11' 0" (5.56m x 3.35m)

Electric roll up and over door, UPVC side door & window, open loft for storage.

REAR GARDEN

An attractive good sized garden with a wide Indian Stone patio and lawn area. All enclosed with fencing and a brick wall to the side and attracts lots of sun. A path to the side of the garage. Timber gates.

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.

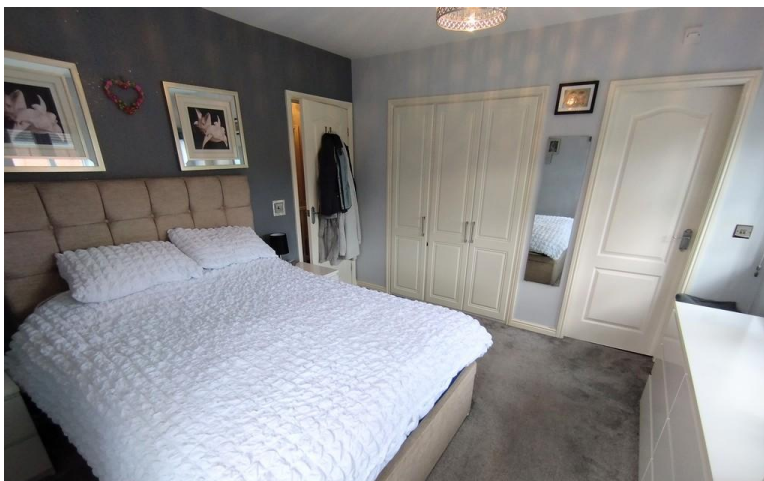
Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

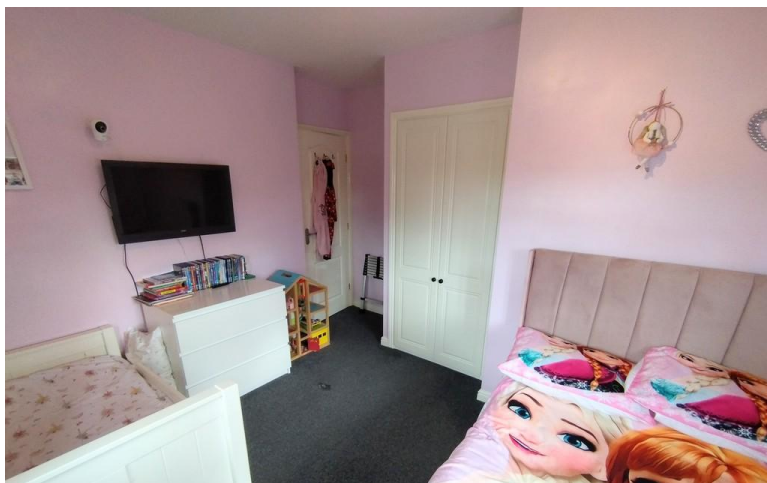
MORTGAGES

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





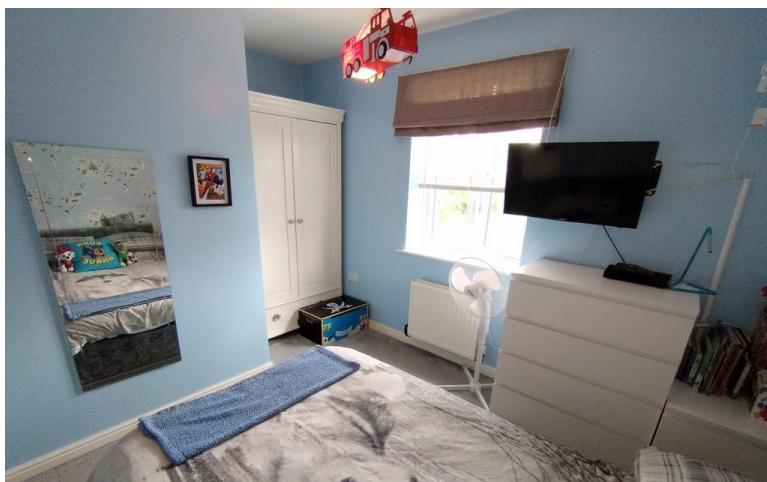
Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk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

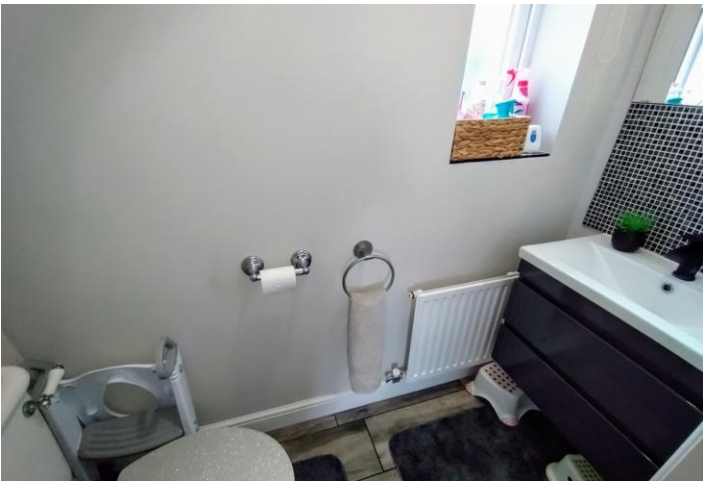
LOCAL AUTHORITY
Stoke On Trent City Council

COUNCIL TAX BAND D

EPC RATING (PDF available online)

Current: Potential:









Whilst every attempt has been made to ensure the accuracy of the floor plan 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 floor plan is an illustration only as a guide. This plan is for illustrative purposes only and should be used as such by any prospective 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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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