



## 7 Stoneycroft Baddeley Green, Stoke-On-Trent, ST2 7JW

Leaving no stone unturned in your search for the perfect home? Then search no longer! This property on Stoneycroft is ready to welcome you! Located in the popular area of Baddeley Green, this stunning semi-detached property includes a spacious lounge, leading into an insulated conservatory, keeping it cosy in winter, and bright in summer. With a fully fitted kitchen, the garage of the property has been converted into a dining area, meaning there is more space to enjoy food with family and friends. Originally three bedrooms, the third bedroom of the property is currently utilised as two separate bedrooms, creating the fourth bedroom (not done to building regulations). The master bedroom includes an en-suite, with a separate family bathroom on the first floor. The exterior of the property boasts a spacious rear garden with a covered seating area and paved patio, with a paved and pebble driveway to the front of the property suitable for three vehicles. Close to local amenities, popular schools and transport links, why not see all that Stoneycroft has to offer? Just get in touch with us to book a viewing!

**£250,000**

# 7 Stoneycroft

Baddeley Green, Stoke-On-Trent, ST2 7JW



- SPACIOUS SEMI DETACHED PROPERTY
- THREE/FOUR BEDROOMS
- GENEROUS SIZED REAR GARDEN

## GROUND FLOOR

### Entrance Hall

7'4" x 2'10" (2.25 x 0.88)

Double glazed door to the front aspect. Radiator.

### Lounge

19'3" x 10'4" (5.89 x 3.17)

Double glazed bay window to the front aspect. Electric fireplace. Radiator. TV point. Double glazed patio doors leading to the conservatory.

### Conservatory

17'1" x 6'10" (5.21 x 2.10)

Partly UPVC constructed with insulated exterior wall and roof. Double glazed windows and double doors to the rear aspect. Power and lighting. Radiator. TV point.

### Kitchen

19'9" x 7'4" (6.03 x 2.26)

Double glazed window to the rear aspect. Fitted with a range of wall and base units with co-ordinating work surfaces with sink/drainers. Space for washing machine, tumble dryer, and dishwasher. Gas oven and hob. Under stairs storage cupboard.

### Dining Room

11'0" x 7'6" (3.37 x 2.31)

Double glazed windows with double glazed doors to the rear aspect. Space for fridge/freezer.

- LARGE LOUNGE

- MASTER BEDROOM WITH EN SUITE

- AMPLE OFF ROAD PARKING

Previously used as a garage, the seller does not hold building regulations.

## FIRST FLOOR

### Landing

12'11" x 4'0" (3.94 x 1.24)

Stairs leading from entrance hall. Loft access.

### Bedroom One

13'3" x 8'2" (4.06 x 2.50)

Double glazed window to the front aspect. Built in wardrobes. Radiator. Loft access.

### En suite

8'1" x 3'10" (2.48 x 1.18)

Double glazed window to the rear aspect. Shower with low level WC and wash hand basin with vanity. Part tiled with radiator and extractor fan.

PLEASE NOTE: this room has been added by the current sellers and they do not hold building regulations.

### Bedroom Two

10'5" x 6'7" (3.18 x 2.02)

Double glazed window to the rear aspect. Radiator. Storage cupboard.

### Bedroom Three

9'0" x 6'7" (2.76 x 2.02)

Double glazed window to the front aspect. Storage cupboard. Built in bed.

PLEASE NOTE: this bedroom has been

- MODERN FITTED KITCHEN

- CONTEMPORARY FAMILY BATHROOM

- POPULAR LOCATION, CLOSE TO SCHOOLING

**AND AMENITIES**  
split to make two rooms. The seller does not have building regulations for this change.

### Bedroom Four

9'1" x 6'11" (2.77 x 2.12)

Double glazed window to the front aspect. Built in wardrobes and bed. Divided from bedroom three by a stud wall.

PLEASE NOTE: this bedroom has been split to make two rooms. The seller does not have building regulations for this change.

### Bathroom

8'1" x 5'2" (2.48 x 1.6)

Double glazed window to the rear aspect. Bath/mixer with shower, low level WC and wash hand basin with vanity. Fully tiled with radiator and extractor fan.

## EXTERIOR

The rear of the property benefits from a covered patio space suitable for outdoor seating and drying clothes, with a large rear garden laid to lawn and featuring hedge borders. The front of the property benefits from having a paved driveway for one vehicle in front of a small garage storage space, and pebble driveway suitable for two other vehicles.





# Floor Plan

GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

