



45 Royal Way

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

L is for the way you look at me, O is for the only one I see, V is very, very extraordinary, E is even more than anyone that you adore can! LOVE was made for me and you! Its time to fall hook, line and sinker for this stunning, semi detached property on Royal Way in Baddeley Green! You will only have eyes for this property, as you admire the beautiful accommodation on offer, comprising a large lounge, impressive kitchen/diner complete with integrated appliances and Quartz work surfaces. Three fantastic sized bedrooms, en-suite to the master and a family bathroom. Externally, the property benefits from off road parking and a garage and to the rear. The garden is fully enclosed and laid to lawn with a paved patio seating area. Located in the popular area of Baddeley Green, close to local amenities, excellent schooling, canal towpaths and commuter links. Take my heart and please don't break it, LOVE was made for me and Royal Way! Call today to avoid disappointment.

Offers in excess of £260,000

45 Royal Way

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



- STUNNINGLY SPACIOUS SEMI DETACHED PROPERTY
- CLOAKROOM
- FAMILY BATHROOM
- POPULAR LOCATION
- LARGE LOUNGE
- THREE FANTASTIC SIZED BEDROOMS
- OFF ROAD PARKING & GARAGE
- IMPRESSIVE KITCHEN/DINER WITH ISLAND
- EN-SUITE TO THE MASTER BEDROOM
- FULLY ENCLOSED REAR GARDEN

GROUND FLOOR

Entrance Hall

8'8" x 6'2" (2.65 x 1.88)

The property has an entrance door to the front aspect. Stairs leading to the first floor. Tiled flooring and radiator.

Cloakroom

6'9" x 2'10" (2.06 x 0.87)

A double glazed window overlooks the front aspect. Fitted with a vanity hand wash basin and low level W.C. Tiled flooring and radiator.

Lounge

17'10" x 11'2" (5.45 x 3.41)

A double glazed window overlooks the front and double glazed patio doors lead out to the rear garden. Fireplace housing electric fire. Television point. Radiator.

Kitchen/Diner

17'10" x 13'3" (5.45 x 4.05)

A double glazed window overlooks the front and rear aspect, coupled with a double glazed access door leading out to the rear garden. Fitted with a range of wall and base storage units with large island unit with storage. Coordinating Quartz work surface areas with inset asterite bowl sink unit with instant hot water tap. Integrated appliances include a Bosch double electric oven and

induction hob with cooker hood above, microwave oven, fridge/freezer, dishwasher and washing machine. Under stairs storage cupboard. Ceiling spotlights and tiled flooring. Two radiators and underfloor heating.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the rear aspect. Loft access hatch.

Bedroom One

14'1" x 11'1" (4.31 x 3.40)

A double glazed window overlooks the front aspect. Fitted wardrobe. Television point and radiator.

En-Suite

7'3" x 4'3" (2.21 x 1.32)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising a double shower unit, low level W.C and wash hand basin. Fully tiled walls and tiled flooring. Extractor fan and shaver point. Ladder style towel radiator.

Bedroom Two

11'1" x 8'11" (3.38 x 2.72)

A double glazed window overlooks the front aspect. Television point and radiator.

Bedroom Three

14'3" x 8'11" (max) (4.35 x 2.72 (max))

Two double glazed windows overlook the front aspect. Television point and radiator.

Bathroom

6'3" x 6'3" (1.93 x 1.92)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, wash hand basin and low level W.C. Partly tiled walls and extractor fan. Ladder style towel radiator.

EXTERIOR

To the front there is a driveway leading to the garage and a lawned area. The rear garden is fully enclosed by panelled fencing with a side access gate. The garden is laid to lawn with a paved patio seating area. An access door also leads into the garage.

Garage

A detached garage with up and over door and a side access door.



Floor Plan



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.
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