

7 Sunridge Close, Baddeley Green, Stoke-On-Trent, ST2 7AP  
Offers in the region of £219,950





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Council Tax Band: C

Welcome to Sunridge Close, Stoke-On-Trent! This charming three-bedroom semi-detached house is a true gem in a popular location, boasting a modernised interior to a truly high standard. As you step inside, you'll be greeted by a bright open hallway leading a cozy reception room and stunning breakfast kitchen, perfect for entertaining guests or relaxing with your family. The property features three generous sized bedrooms, offering ample space for a growing family or those in need of a home office.

The bathroom is modernised to a high standard with new white suite with bath and rain style shower above. Parking will never be an issue, including off-road parking for 3-4 cars and a garage for added convenience.

One of the highlights of this property is the large back garden, ideal for hosting summer barbecues, gardening enthusiasts, or simply unwinding in your own private outdoor sanctuary. Situated close to local amenities, you'll have everything you need right at your doorstep. Whether it's shopping, dining, or leisure activities, this location offers the perfect blend of convenience and tranquility.

Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and experience the best of modern living in a sought-after area of Stoke-On-Trent.

## Ground Floor

### Hallway

3'1" x 6'10"

Door to front elevation, window to side elevation, stair to first floor, centre light point, radiator.

### Living Room

10'5" x 12'4"

Bay window to front elevation, centre light point, radiator.

### Breakfast Kitchen

17'4" x 8'6"

Window and patios window to rear elevation, sleek, modern, gray base and eye level unit with built in hob, oven, extractor, sink and drainer. Ornate radiator, down lighters.

### Laundry Room

8'7" x 10'2"

Window to rear elevation, Range of modern white base and eye level units with sink unit and drainer, centre light point, radiator.

### Porch

4'2" x 4'1"

Windows and door to side elevation, centre light point.

## First Floor

## Landing

6'3" x 3'10"

Centre light point, loft access.

### Bedroom One

14'0" x 9'2"

Window to front elevation, centre light point, radiator, built in wardrobe.

### Bedroom Two

10'6" x 9'10"

Window to rear elevation, centre light point, radiator, built in wardrobe.

### Bedroom Three

8'2" x 10'2"

Window to rear elevation, centre light point, radiator

### Family Bathroom

6'2" x 5'4"

Window to rear elevation, white modern suite comprising; vanity wash hand basin, low level w.c, panelled bath with shower screen and rain style shower above, extractor, down-lights, heated towel rail.

### Exterior

To the front elevation this property benefits from a drive way providing off road parking for 3-4 cars and access to single detached garage.

To the rear elevation there are large lawned gardens with paved pathways and patio area, also there is hard standing for shed.





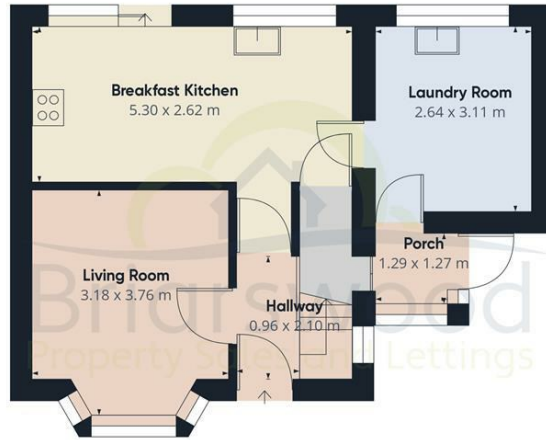


**Freehold**





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Floor 0



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	