



## 1 Smallwood Grove, Stoke-On-Trent, ST1 6UQ

Offers Over £235,000

- Detached property
- Finished to a high standard
- Worcester combi boiler
- 3 bedrooms
- Contemporary shower room
- EPC rating D
- 2 private driveways and detached garage
- Double glazed throughout
- Council tax band C



# I Smallwood Grove, Stoke-On-Trent ST1 6UQ

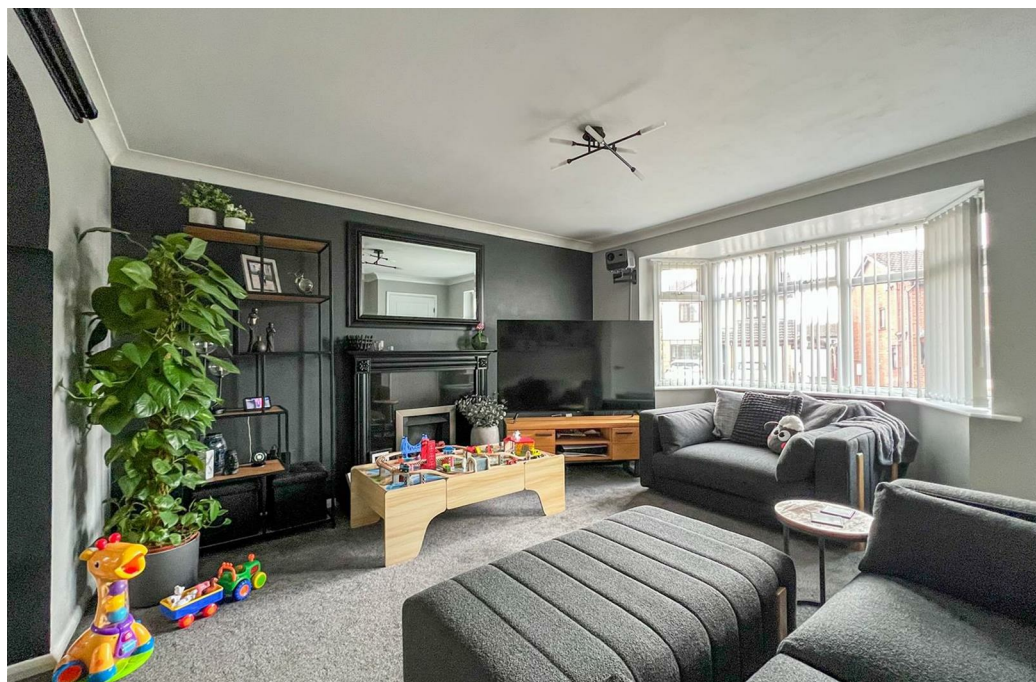
Whittaker & Biggs are delighted to offer to the market this delightful detached house which offers the perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The contemporary shower room adds a touch of elegance, ensuring a refreshing start to your day.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. Whether you prefer a cosy evening in or hosting gatherings, these versatile areas cater to your lifestyle needs.

Situated on a generous corner plot, the property benefits from a sense of privacy and outdoor space, perfect for enjoying the fresh air or gardening. Parking is a breeze with two private driveways and a detached garage, accommodating up to four vehicles, which is a rare find in this area.



Council Tax Band: C



## Ground Floor

### Hall

4'2" x 4'1"

Composite door to the frontage, UPVC double glazed window to the side aspect, horizontal black column radiator, stairs to the first floor.

### Sitting Room

13'1" x 12'9"

Max measurement.

UPVC double glazed bay window to the frontage, living flame gas fire with marble effect hearth and surround, wood mantel, understairs storage, horizontal black column radiator.

### Dining Room

9'7" x 7'10"

UPVC double glazed French doors to the rear, horizontal black column radiator.

### Kitchen

10'2" x 8'0"

UPVC double glazed door to the rear, UPVC double glazed window to the rear, units to the base and eye level, cooker point, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a free standing fridge freezer, gas fired wall mounted Worcester combi boiler, chrome ladder radiator.

## First Floor

## Landing

10'4" x 5'7"

Max measurement.

UPVC double glazed window to the side aspect, loft hatch, storage cupboard.

## Shower Room

5'11" x 5'5"

UPVC double glazed window to the rear, walk in shower enclosure, black fittings, rainfall shower head, wall mounted wash hand basin, black mixer tap, low level WC, black ladder radiator, fully tiled, inset ceiling spotlights, extractor fan.

## Bedroom One

12'3" x 10'5"

UPVC double glazed window to the rear, fitted wardrobes, horizontal black column radiator.

## Bedroom Two

10'5" x 10'5"

Max measurement.

UPVC double glazed window to the frontage, horizontal black column radiator.

## Bedroom Three

7'8" x 6'5"

UPVC double glazed window to the frontage, horizontal black column radiator.

## Loft

Part boarded, light.

### Externally

To the frontage, tarmacadam drive suitable for two vehicles, gated access to the rear.

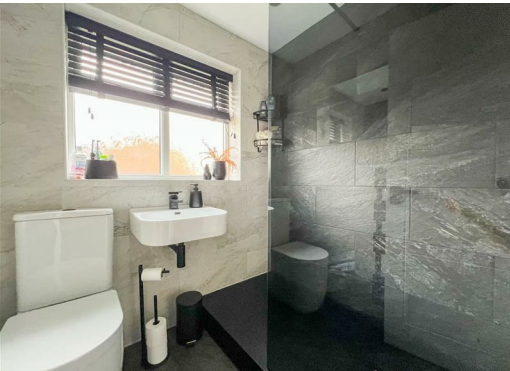
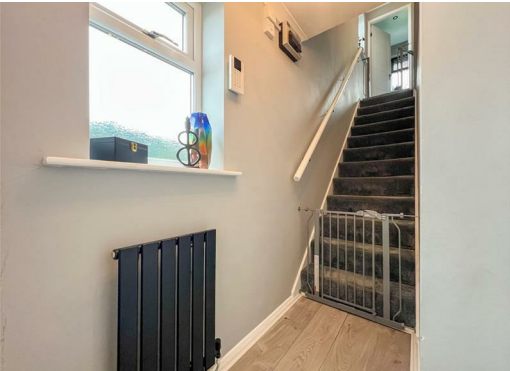
To the rear, 2x paved patios, area laid to lawn second, workshop, gated access to the garage and second drive.

### Garage

Detached, brick construction, metal up-and-over door, paved driveway suitable for one vehicle.



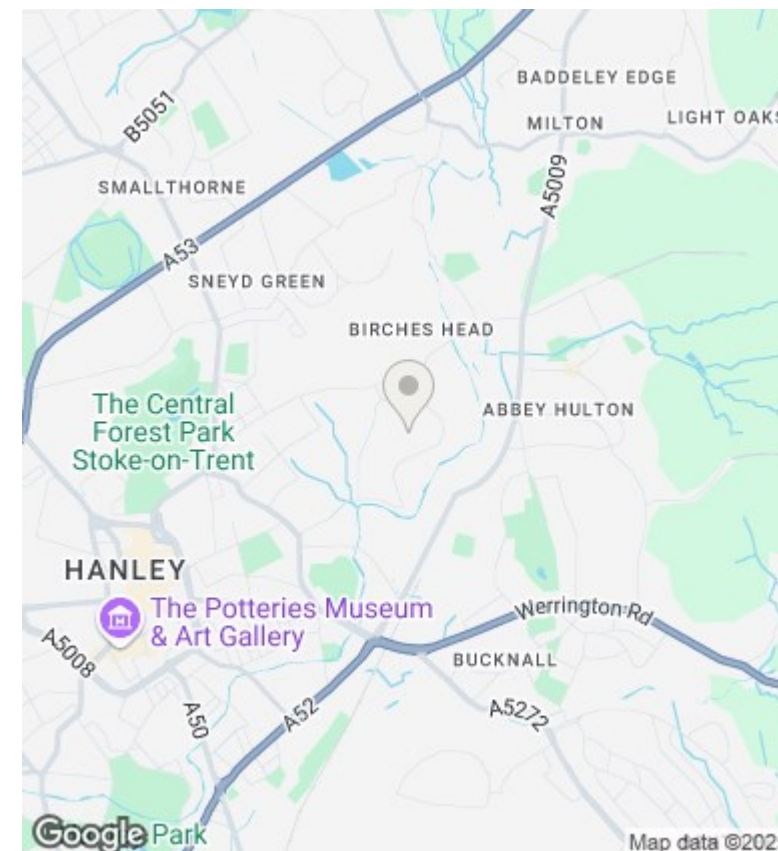








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	59	
(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		