



27 Malcolm Close, Stoke-On-Trent, ST2 7HX

Offers Over £270,000

- Impeccable semi detached property
- Finished to a high standard throughout
- Bathroom with freestanding bath and separate shower enclosure
- A perfect turnkey house!
- Large hi-spec kitchen with island
- Private driveway with EV charger and detached garage
- Sought after location
- Utility area and WC
- Fully enclosed rear garden with porcelain tiled patio
- Council tax band C

27 Malcolm Close, Stoke-On-Trent ST2 7HX

Whittaker & Biggs are delighted to offer to the market this beautifully modernised house that offers a perfect blend of classic charm and contemporary living. Built in 1935, the property has been thoughtfully updated to a high standard, ensuring comfort and style for its future occupants.

Spanning an impressive 1,173 square feet, this home features three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The heart of the home is undoubtedly the spectacular kitchen, complete with a stylish island unit that serves as both a functional workspace and a social hub. The kitchen is complemented by a convenient utility room and a downstairs WC, adding to the practicality of the layout.



Council Tax Band: C



Ground Floor

Hall

10'4" x 7'8"

Composite double glazed door to the frontage with side light windows, stairs to the first floor, anthracite vertical column radiator, inset ceiling spotlights.

Sitting Room

11'11" x 9'6" (not into bay)

UPVC double glazed bay window to the frontage, vintage style radiator, panelled wall, inset ceiling spotlights.

Kitchen / Diner

19'11" x 12'4"

UPVC double glazed patio doors to the rear, UPVC double glazed window to the side aspect, base units, island unit with breakfast bar and storage, composite sink and a half with drainer, brass instant boiling water tap, integral Zanussi dishwasher, integral fridge freezer, integral wine cooler, larder cupboard, Bush eight ring range cooker (available by separate negotiation), 2x anthracite vertical column radiators, under cupboard lighting, inset ceiling spotlights, pendant lights.

Utility

5'5" x 3'11"

UPVC double glazed door to the side aspect, space and plumbing for a washing machine and a stacked tumble dryer, inset ceiling spotlights, gas fired wall mounted Glow Worm combi boiler.

WC

4'10" x 2'7"

UPVC double glazed window to the rear, vanity wash hand basin, black mixer tap, concealed cistern low level WC, inset ceiling spotlights.

First Floor

Landing

9'0" x 7'2"

UPVC double glazed window to the side aspect, loft hatch, inset ceiling spotlights.

Bathroom

9'0" x 6'5"

UPVC double glazed window to the rear, freestanding double ended bath, black mixer tap with hand held shower attachment, separate shower enclosure, brass fittings, rainfall shower head, vanity wash hand basin, black mixer tap, concealed cistern low level WC, black ladder radiator, inset ceiling spotlights, extractor fan, tiled floor.

Bedroom One

11'11" x 11'5" (not into bay)

UPVC double glazed bay window to the frontage, vintage style radiator, inset ceiling spotlights.

Bedroom Two

10'7" x 10'6"

UPVC double glazed window to the rear, radiator, inset ceiling spotlights.

Bedroom Three

7'11" x 7'11"

UPVC double glazed window to the frontage, radiator, inset ceiling spotlights.

Loft

Boarded, pull-down-ladder, skylight.

Externally

To the frontage, tarmacadam driveway, hedge boundary, mature shrubs, gated access to the side driveway and garage.

To the rear, porcelain paved patio, area laid to lawn, fence boundary.

Garage

17'6" x 8'8"

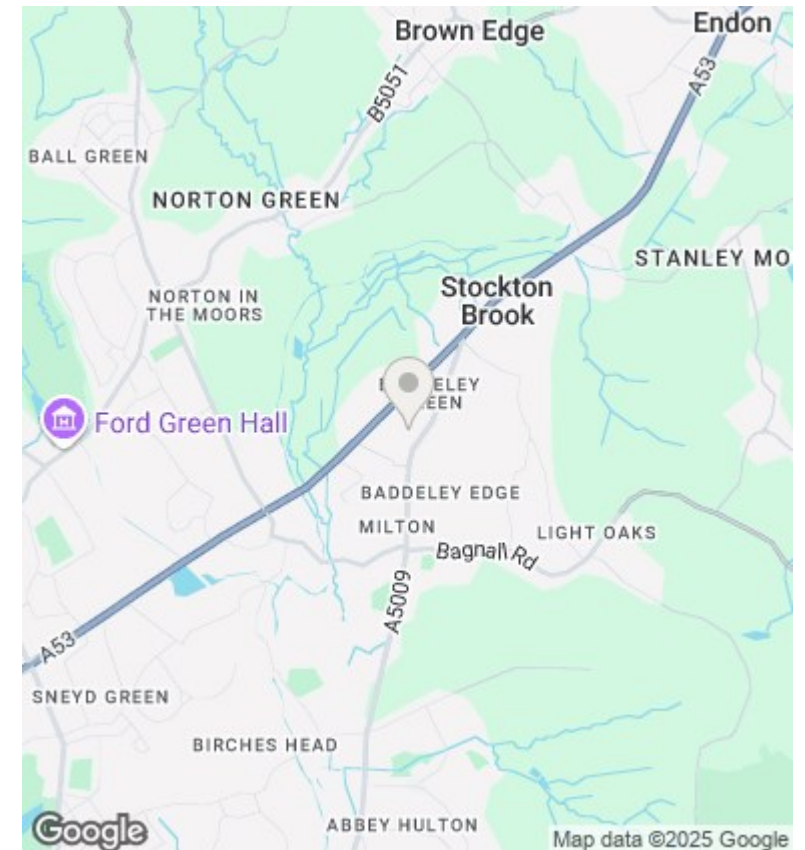
Detached, brick construction, wood double doors, 2x windows to the side aspect, power and light.







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) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC