





Wren Cottage, Commonside, Cheadle, Stoke-On-Trent. ST10 2NR



welcome to

Wren Cottage, Commonside, Cheadle, Stoke-On-Trent

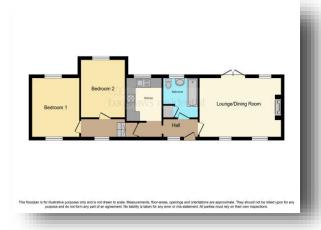
Unique opportunity to acquire a detached property, converted by the current owners in circa 2008 from an agricultural barn, set within a substantial sized plot of rural countryside. Requiring some cosmetic improvement the accommodation comprises: lounge diner, fitted kitchen, two bedrooms & bathroom













Access to the property is gained via steps which leads down to:

Entrance Door:

Leading into:

Entrance Hallway:

With double glazed window to the front elevation; doors off to:

Lounge Diner:

16' 9" x 12' 6" (5.11m x 3.81m)

Having double glazed windows to the front and rear elevations; French doors leading out to the rear elevation; fireplace housing a multi-fuel burner with back boiler; wall mounted slimline electric heater; laminate flooring;

Kitchen:

Irregular shaped room. Comprising stainless steel sink and drainer set in a base unit; further base, wall and drawer units; work surface; point for electric cooker; cooker hood; double glazed window to the rear elevation; plumbing for washing machine; further appliance space; wall mounted slimline electric heater; loft access hatch; complementary wall and floor tiling.

Bathroom:

Having bath with wall mounted electric shower over and side screen; vanity wash hand basin; low level w.c.; double glazed window to the rear elevation; tiled; electric heated towel rail; cupboard; wall and floor tiling.

Steps Leading Down To:

Bedroom One:

12' 2" x 10' 7" (3.71m x 3.23m)

With double glazed windows to the front and rear elevations; wall mounted electric heater.

Bedroom Two:

11' x 11' (3.35m x 3.35m)

Having double glazed window to the rear elevation; wall mounted electric heater.

Externally:

The property is situated in a substantial sized plot with wrap around gardens mainly laid to lawn with mature trees. The driveway leads to a timber car port. Summerhouse.

Please Note:

Photographs may have been taken using a wide angle lens.





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Wren Cottage Commonside, Cheadle Stoke-On-Trent

- Council Tax Band A UNIQUE OPPORTUNITY to Acquire Detached Rural Property
- Lounge Diner. Fitted Kitchen
- Two Bedrooms. Bathroom
- Wrap Around Gardens
- Timber Car Port. Summerhouse

Tenure: Freehold EPC Rating: E

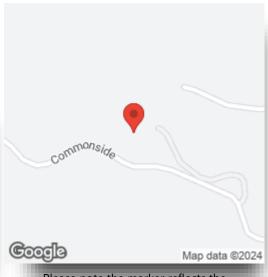
offers over

£325,000









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR108523



Property Ref: UTR108523 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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