

57 Shrewsbury Drive, Mitchells Wood, Newcastle, Staffs, ST5 7RQ



Freehold Offers in excess of £225,000

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented family home situated on this ever popular and convenient Mitchells Wood development which allows ease of access to local shops, schools and amenities as well as offering good road links to the A34 and A500. This home offers the modern day comforts of Upvc double glazing along with gas combi central heating system and in brief the accommodation comprises of entrance hall, spacious “L” shaped lounge/dining room, fitted kitchen, half brick and Upvc double glazed conservatory and to the first floor are three bedrooms along with a first floor fully tiled bathroom. Externally the property has been landscaped to the front to allow for off road parking and to the rear a beautifully landscaped rear garden can be located which offers the variety of patio and sitting areas. This beautiful home should be viewed at a potential purchasers earliest convenience to avoid disappointment!

ENTRANCE HALL

With composite double glazed frosted front access door, artex to ceiling, three lamp light fitting, smoke alarm, stairs to first floor landing, panelled radiator, power points and door leads off to;



"L" SHAPED LOUNGE/DINING ROOM 7.16m reducing to 4.11m x 3.53m reducing in dining (23'6" reducing to 13'6" x 11'7" reducing in dining)

With Upvc double glazed bow window to front with inset Georgian pattern, aluminium double glazed sliding patio doors to rear, coving to ceiling, two pendant light fittings, decorative dado rail, TV aerial connection point, BT telephone point (subject to usual transfer regulations), two panelled radiators, feature stone fireplace with inset modern electric/log effect fire, power points, door to under stairs storage cupboard and access leads off to;



HALF BRICK AND UPVC DOUBLE GLAZED CONSERVATORY 2.90m x 2.97m (9'6" x 9'9")

With Upvc double glazed panels to side and rear aspects, Upvc double glazed side access door, three lamp light fitting with fan assist, ceramic tiled flooring, TV aerial connection lead and power points.



FITTED KITCHEN 2.90m x 2.08m (9'6" x 6'10")

With Upvc double glazed window to rear, four lamp light fitting, a range of base and wall mounted solid pine storage cupboards providing ample domestic cupboard and drawer space, high gloss round edge work surface with built in plasticised sink unit with mixer tap above, built in ceramic four ring gas hob unit with oven/grill beneath plus extractor hood above, integrated dishwasher, ceramic splashback tiling with decorative border tile, space for fridge/freezer, plumbing for automatic washing machine, granite effect tiled flooring, spurs for appliances and power points.



FIRST FLOOR LANDING

With Upvc double glazed window to side with inset Georgian pattern, artex to ceiling, three lamp light fitting, smoke alarm, power points, door to built in boiler cupboard housing a Vaillant combination boiler providing domestic hot water and central heating systems and doors lead off to rooms including;



BEDROOM ONE (REAR) 2.97m to wardrobe frontage x 2.69m (9'9" to wardrobe frontage x 8'10")

With Upvc double glazed window to rear with inset Georgian pattern, pendant light fitting, decorative dado rail, panelled radiator, power points and a freestanding double wardrobe providing ample domestic hanging space and storage space etc.



BEDROOM TWO (FRONT) 3.43m x 3.05m reducing to 2.11m (11'3" x 10'0" reducing to 6'11")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, beech wood laminate flooring, power points and a freestanding wardrobe providing ample domestic hanging space and storage space etc.



BEDROOM THREE (FRONT) 2.26m x 1.96m (7'5" x 6'5")

With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.



FIRST FLOOR FAMILY BATHROOM 1.83m x 1.65m (6'0" x 5'5")

With Upvc double glazed frosted window to rear, a white built in suite comprising dual flush WC, vanity sink unit with chrome mixer tap above, "L" shaped bath/shower unit with Monobloc chrome waterfall mixer tap above along with thermostatic direct flow shower, fully tiled in high glazed wall ceramics and modern towel radiator.



EXTERNALLY



FORE GARDEN

Bounded by garden brick walls along with metalworks with double metal gates providing vehicular access to the front of the property, a brick paved frontage allows for ample off road parking with shrubs and plants to borders, access which leads alongside the property to;



ENCLOSED REAR GARDEN

Bounded by composite fencing with a brick paved area providing patio and sitting space, tiered up with lawn section, a further paved and timber decked area allows for ample barbeque and sitting space etc, shrubs to borders, external lighting, external cold water supply and power point.



COUNCIL TAX

Band 'B' amount payable to Newcastle under Lyme Borough Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

