



## **22, Highview Road, Fulford, Stoke-On-Trent, ST11 9QQ** **Offers Around £265,000**

This detached property offers three bedroomed accommodation together with three reception rooms and is located in this popular and highly desirable rural village with good road links to Stafford and Stone. The property includes gas central heating via a combination gas boiler, together with UPVC glazing and fascias. The accommodation comprises Storm Canopy, Reception Hall, Study/Play Room, Utility Room, Lounge, Separate Dining Room and Kitchen complete with oven and hob. Stairs lead to the first floor with Three Bedrooms and a Bathroom. Externally there is a driveway, parking area plus lawned garden with shrubs and conifers. The attractive private rear garden is enclosed with paved patio and step to mainly lawned garden with shrubs and conifers. The property is chain free and ready for a new owner to make it their own comfortable home, with easy access to childrens play area at the rear



**STORM CANOPY**  
With UPVc door to:-

**RECEPTION HALL**  
With carpet and coving.

**STUDY/PLAYROOM 10'7" x 7'7" (3.23m x 2.31m)**



With radiator and coving.

**UTILITY ROOM 7'11" x 6'2" (2.41m x 1.88m)**  
With wall mounted combination gas boiler, electricity trip box, provision for washing machine and single glazed timber external door and access to loft storage area.

**LOUNGE 15'5" max x 14'6" (4.70m max x 4.42m)**



With radiator, carpet, television point, telephone point, two radiators and feature fireplace.

**DINING ROOM 9'8" x 7'8" (2.95m x 2.34m)**



With radiator, carpet, coving and UPVc patio door to rear garden.

**FITTED KITCHEN 9'8" x 7'5" (2.95m x 2.26m)**



With stainless steel sink unit, base units and drawers, wall cupboards, display shelves, radiator, provision for dishwasher and built in electric oven and ceramic hob with cooker hood over and UPVc glazed external door.

**STAIRS**

Lead to first floor landing with carpet, coving and loft access.

**BEDROOM 1 13' x 9' (3.96m x 2.74m )**



With carpet, radiator and television point.

**BEDROOM 2** 11'4" x 7'9" plus recess (3.45m x 2.36m plus recess )



With carpet, radiator, coving, built in dressing table and wardrobe with storage over bed recess.

**BEDROOM 3** 9'9" max x 6'2" (2.97m max x 1.88m)



With carpet, radiator, coving and built in storage cupboard.

**BATHROOM** 7'5" max x 5'5" (2.26m max x 1.65m)



With white suite of bath, washhand basin, vanity unit and W.C., part tiled walls, radiator, storage cupboard and electric shower unit.

## OUTSIDE



To the front is a tarmac and gravel parking area with lawned front garden with stone chip border, shrubs and conifers. The pretty rear garden has a stone paved patio area, water point and step to lower mainly lawned garden with shrubs and conifers. The side roadway leads to the rear childrens play area

## FLOOR PLANS

Are for illustration purposes only and are not to scale

## TENURE

Freehold Land registry Title No. SF312143

## VACANT POSSESSION

On Completion

## LOCAL AUTHORITY

Stafford Borough Council Council Tax Band D

## VIEWING

Strictly by arrangement with the estate agent.

## VENDORS SOLICITORS

To be confirmed

## SERVICES

Mains Water, Electricity, Drainage and Gas are connected. We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition.

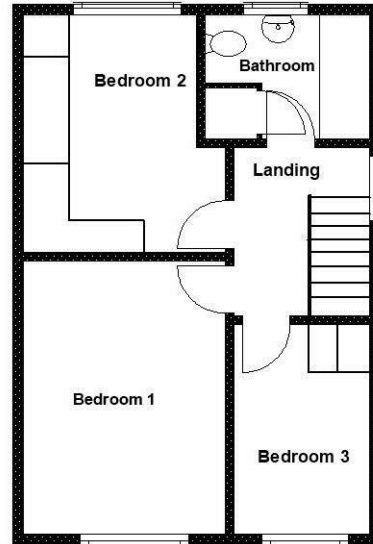
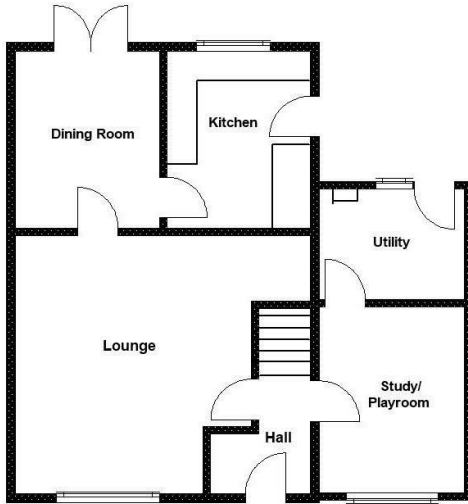
## CONSTRUCTION

The property is of a traditional construction

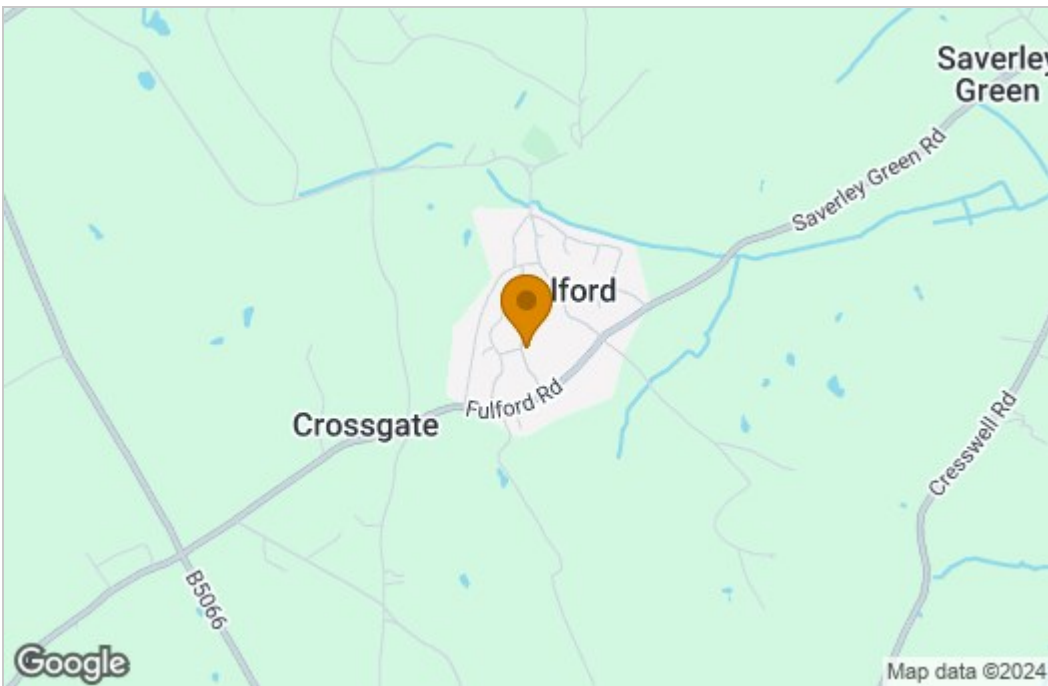
## FINANCE

Hanley Economic Building Society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage adviser is available to discuss your mortgage requirements within the estate agency office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

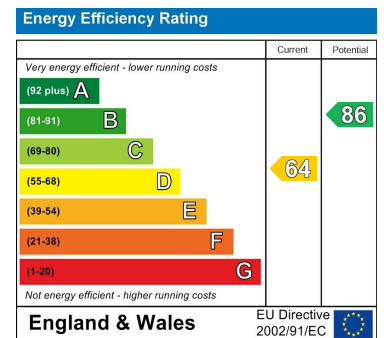
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.