

**Kingsfield Oval, Basford, Stoke-On-Trent, ST4 6HW**  
**Offers In The Region Of £305,000**  
**Council Tax Band: C**





Nestled in the charming area of Kingsfield Oval, Basford, Stoke-On-Trent, this semi-detached house presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms, including a spacious attic room that boasts a dressing room, this property offers ample space for families or individuals seeking room to grow.

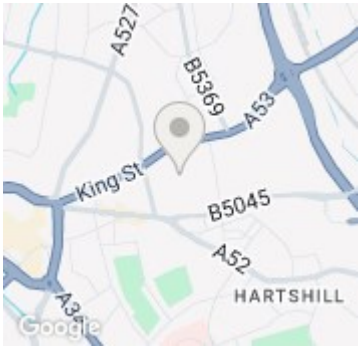
The ground floor features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in. The property also includes a bathroom, catering to the needs of modern living. A notable highlight is the garage, equipped with a roller shutter door and power, providing secure parking and additional storage options. The garage also features a pit, allowing for easy access to the underside of vehicles, making it ideal for car enthusiasts or those who enjoy DIY projects.

While the property is in need of some modernisation, this presents a fantastic opportunity for buyers to personalise the space to their taste and requirements. With a little vision and effort, this house can be transformed into a stunning family home.

Situated in a friendly neighbourhood, the location offers convenient access to local amenities, schools, and transport links, making it an ideal choice for families and commuters alike. This property is not just a house; it is a canvas waiting for you to make it your own. Don't miss the chance to explore the potential this home has to offer.



Open House Staffordshire



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

