

Trentfields Road Baddeley Green Stoke-On-Trent ST2 7JH



**Offers In The Region Of £210,000**



## Trentfields Road, Baddeley Green, Stoke-On-Trent, ST2 7JH

With paintbrush in one hand, pick your phone up with the other  
If you're looking for a great size home, just look what we've uncovered

A delightful property to make your own  
Located in Baddeley Green on popular Trentfield Road  
With two reception rooms and FOUR BEDROOMS to sleep  
And a beautiful rear garden that will make you leap!

If this sounds like the property for you  
Then dial our number and arrange to view!

They say that home is where the heart is and that's definitely the case with this much loved family home. Whether you are a first time buyer, couple or family, this property is not to be missed. This great opportunity is ready to be unleashed and provides the fortunate new owners with the opportunity of imposing their own style and individuality. Perfectly located within a highly regarded and sought after residential area of "Baddeley Green" close to local amenities and schools. The accommodation briefly comprises, entrance porch, entrance hall, lounge/diner, sitting room, breakfast kitchen, lobby and WC. On the first floor, four bedrooms and family sized bathroom. Double glazing and central heating (as stated). Front and rear gardens. Driveway, carport and garage. No upward chain. Early internal inspection highly recommended.

### Entrance Porch

Double glazed patio door to the front aspect. Access into the hallway.

### Entrance Hall

Useful storage cupboard. Stairs off to the first floor.

### Lounge/Diner

24'1" max x 10'10" (7.36 max x 3.32)

Double glazed bow window to the front aspect. Feature surround inset and hearth housing gas fire. Radiator. Space for dining table.

### Sitting Room

10'9" x 10'3" (3.29 x 3.14)

Double glazed patio door with rear aspect.



### Breakfast Kitchen

16'5" x 6'3" (5.02 x 1.91)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Four ring gas hob and built-in oven. Extractor fan. Stainless sink and single drainer. Part tiled splash backs. Integral washing machine. Double glazed window. Space for breakfast table. Useful storage cupboard. Pantry. Access to the lobby.

### Lobby

Side door access.

### Separate WC

Low level WC and wash hand basin. Tiled walls.

### First Floor

#### Landing

Loft access.

#### Bedroom One

12'10" x 10'11" (3.93 x 3.33)

Double glazed bow window to the front aspect. Radiator.



#### Bedroom Two

10'11" x 10'11" (3.34 x 3.33)

Double glazed window. Radiator.



#### Bedroom Three

13'1" x 8'5" (4.00 x 2.57)

Dual aspect double glazed windows.



#### Bedroom Four

7'11" x 6'7" (2.42 x 2.03)

Double glazed window. Radiator.

#### Family Bathroom

White suite comprises, panelled bath with Triton shower unit over, pedestal wash hand basin and low level WC. Tiled walls. Wall mounted gas central heating boiler. Radiator.



#### Garage

15'4" x 9'4" (4.68 x 2.87)

Three double glazed windows. Upvc door to the side aspect. Power and light.

#### Externally

To the front aspect there is a lawn garden. Driveway providing ample off road parking. Gated access to the carport and garage. Enclosed rear garden with patio/seating area, lawn garden with planted borders.





Approx Gross Internal Area  
108 sq m / 1165 sq ft

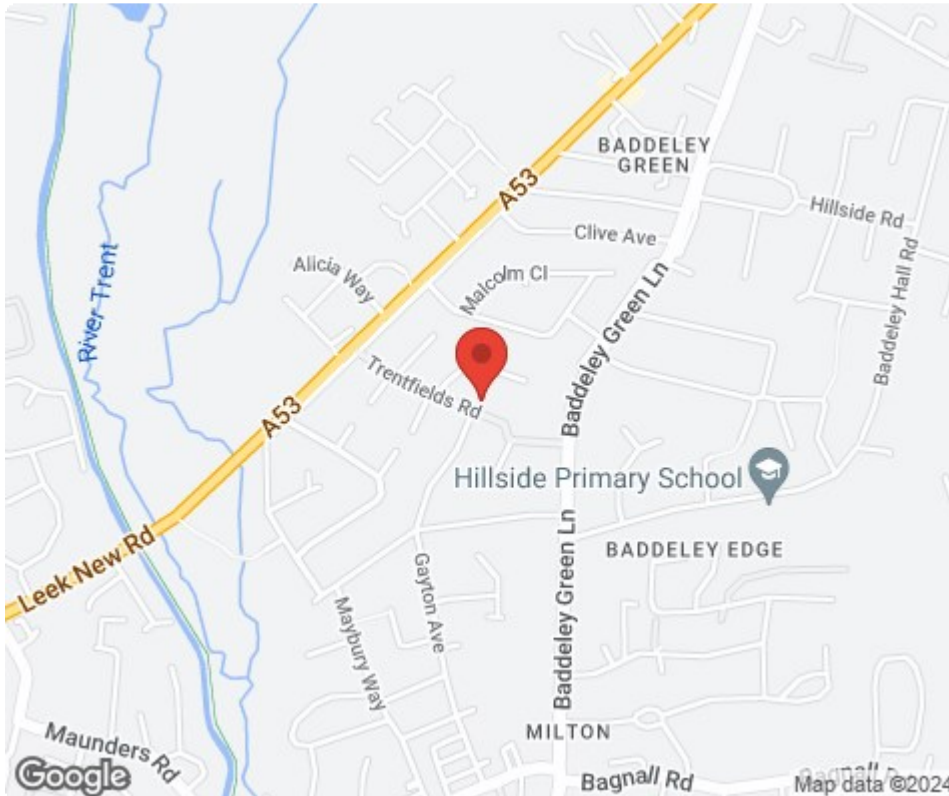


Ground Floor  
Approx 56 sq m / 608 sq ft

First Floor  
Approx 52 sq m / 557 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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