

Wallis Way Baddeley Green Stoke-On-Trent ST2 7JQ



**Offers In The Region Of £200,000**



Wallis Way, Baddeley Green, Stoke-On-Trent, ST2 7JQ

WOW! Just take a look at this beauty we have here -  
A gorgeous BUNGALOW that will make you grin from ear to ear -  
With TWO BEDROOMS, stylish lounge and modern kitchen too -  
If you're looking for a Bungalow this could be the perfect one for you -  
Outside boasts landscaped gardens to the front and to the rear -  
And the location is perfect if you want shops and amenities all near -  
This is a property that's not to be missed -  
So do not delay, get added to our viewing list!

Debra Timmis Estate Agents are pleased to offer for sale this beautifully presented and much loved semi detached bungalow for sale. The accommodation comprises, stylish fitted breakfast kitchen, spacious lounge, two double bedrooms, conservatory and modern shower room. Double glazing and central heating. Outside to the front aspect there is a artificial lawn garden with gravelled feature borders. Block paved driveway providing ample off road parking. Workshop/Garage. Enclosed low maintenance rear garden with artificial lawn and pagoda. Ideally position within a much sought after location within easy reach of local amenities and commuter roads. Early internal inspection highly recommended to avoid any disappointment.

#### Breakfast Kitchen

12'11" x 8'10" (3.96 x 2.70)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Electric hob and built-in oven. Extractor hood. Plumbing for automatic washing machine. Single drainer sink unit. Part tiled splash backs. Breakfast bar. Double glazed bow window to the front aspect and double glazed window to the side. Radiator. Composite side door access.



#### Lounge

20'0" x 11'3" (6.10 x 3.43)

Double glazed window to the front aspect. Two radiators. Door leading to the inner hallway.

#### Inner Hallway

Useful storage cupboard. Loft access.

#### Bedroom One

11'3" x 11'0" (3.44 x 3.37)

Fitted wardrobes. Radiator. Double glazed French door with access into the conservatory.

#### Conservatory

9'6" x 5'8" (2.92 x 1.73)

Upvc double glazed windows and double glazed door with access into the rear garden.



#### Bedroom Two

11'0" x 8'11" (3.37 x 2.73)

Double glazed window to the rear aspect. Radiator.





### Shower Room

6'5" x 5'5" (1.97 x 1.66)

Beautifully presented fitted suite comprises, walk-in shower cubicle with mains shower, combination vanity wash hand basin and WC. Part tiled walls. Heated towel rail. Inset ceiling spot lights. Double glazed window to the side aspect.



### Externally

To the front aspect the artificial lawn garden area with gravelled borders. Block driveway providing ample off road parking. Enclosed low maintenance rear garden with artificial grass and stylish pagoda.



### Workshop/Garage

16'2" x 9'0" (4.95 x 2.76)

With double doors. Light and power. (Access suitable for a smaller width vehicle).

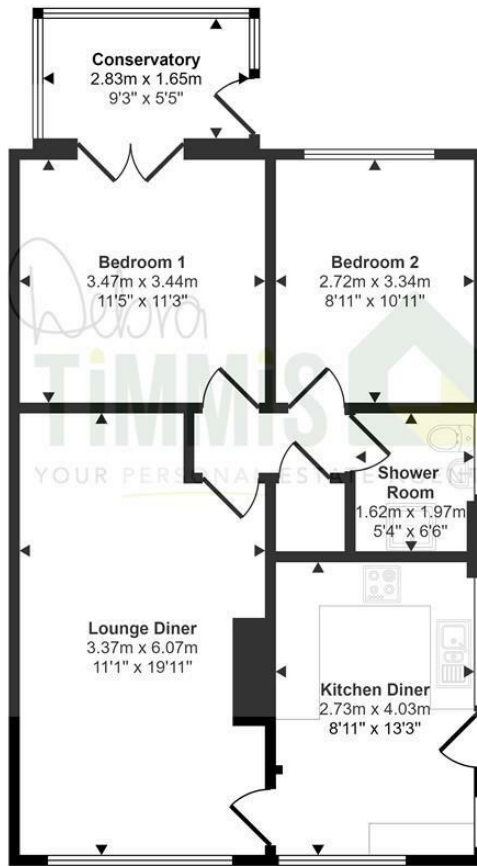
### Agents Notes

Solar panels fitted to the roof which have been purchased by the current owner the EPC was carried out prior to this and therefore the current rating may be different.





Approx Gross Internal Area  
66 sq m / 709 sq ft



Floorplan

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>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>54</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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