

Whitfield Road Ball Green Stoke-On-Trent ST6 8AJ



Offers In Excess Of £185,000

Whitfield Road, Ball Green, Stoke-On-Trent, ST6 8AJ

Have we got something special for you -
THREE STOREY, SEMI DETACHED ready to view -
FOUR SPACIOUS BEDROOMS, family bathroom & en-suite -
a GENEROUS LOUNGE, CONSERVATORY and KITCHEN for all the family to meet -
Off road parking for all your cars -
a LOVELY GARDEN to chill & view the stars -
this property you really need to view -
contact DEBRA TIMMIS ESTATE AGENT & let us arrange this for you.

Modern three storey semi detached house offering ample accommodation for a growing family. Ideally situated in the popular location of Ball Green, close to local amenities, schools and commuter roads. The accommodation briefly comprises entrance hall, ground floor W.C, fitted kitchen, lounge and conservatory. To the first floor there is a family bathroom and two bedrooms. To the second floor the master bedroom with access to the Jack & Jill En-suite bathroom and bedroom four. Off road parking to the front. Enclosed rear garden. An early viewing comes highly recommended to appreciate the accommodation on offer.

Entrance Hall

Useful storage cupboard. Stairs off to the first floor. Radiator.

Separate WC

7'3" x 3'1" (2.21 x 0.94)

Double glazed window. Low level WC and wash hand basin.

Kitchen

14'6" x 7'4" (4.43 x 2.24)

Double glazed window. Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Electric hob, extractor hood. Built-in oven. Space for appliances. Inset ceiling spot lights. Radiator.

Lounge

17'4" x 14'9" (5.29 x 4.50)

Radiator. Wood flooring. Access to the conservatory.

Conservatory

10'9" x 8'7" (3.30 x 2.63)

Double glazed windows and double glazed French doors with access into the conservatory.



First Floor

Landing

With stairs off to the second floor.

Bedroom Two

14'8" x 11'1" to robe (4.49 x 3.38 to robe)

Two double glazed windows. Built-in wardrobes. Radiator.



Bedroom Three

12'7" x 12'2" (3.85 x 3.72)

Two double glazed windows. Radiator. Built-in wardrobes.

Bathroom

7'9" x 6'2" (2.38 x 1.89)

White suite comprises, panelled bath, mixer tap and shower head, pedestal wash hand basin and low level WC. Part tiled splash backs. Radiator.



Second Floor

Master Bedroom

12'8" x 11'1" (3.87 x 3.39)

Double glazed window. Built-in wardrobe. Radiator. Access to the Jack & Jill en-suite.



Bedroom Four

8'10" x 7'7" (2.70 x 2.32)

Double glazed sky light. Radiator. Access to the en-suite.

Externally

Driveway providing off road parking and enclosed rear garden.

Agents Notes

There are solar panels fitted to the roof. (Any interested parties are to make their own enquiries).

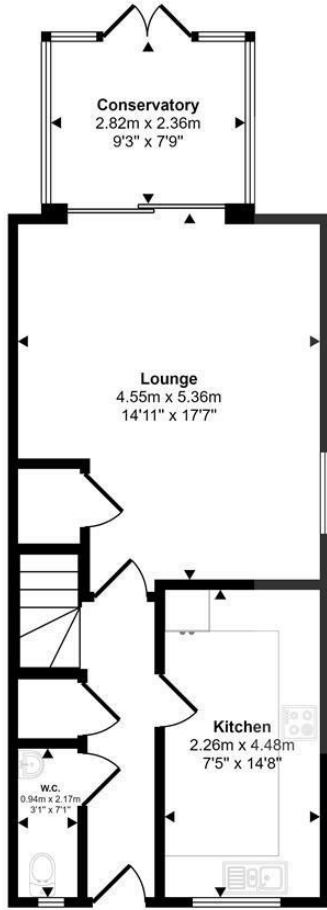
Jack & Jill En-Suite

11'1" x 5'5" (3.39 x 1.66)

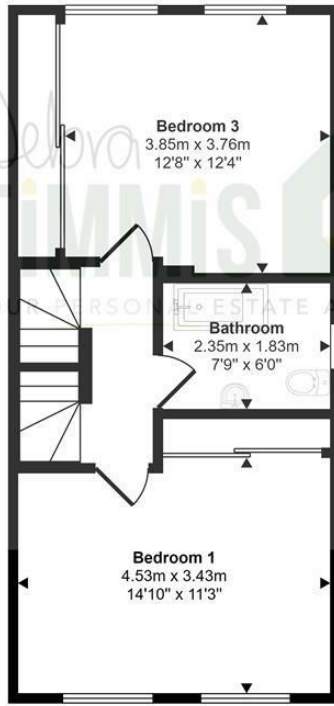
Suite comprises, panelled bath, shower attachment, pedestal wash hand basin and low level WC. Double glazed window.



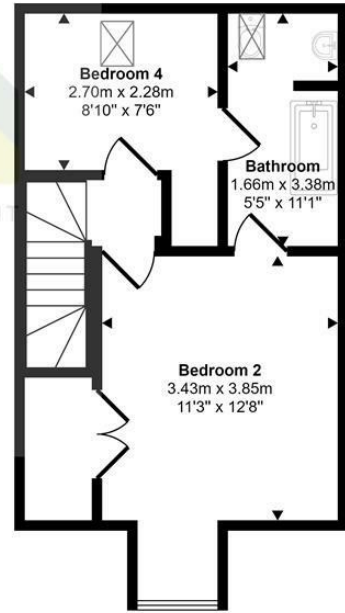
Approx Gross Internal Area
131 sq m / 1413 sq ft



Ground Floor
Approx 52 sq m / 555 sq ft

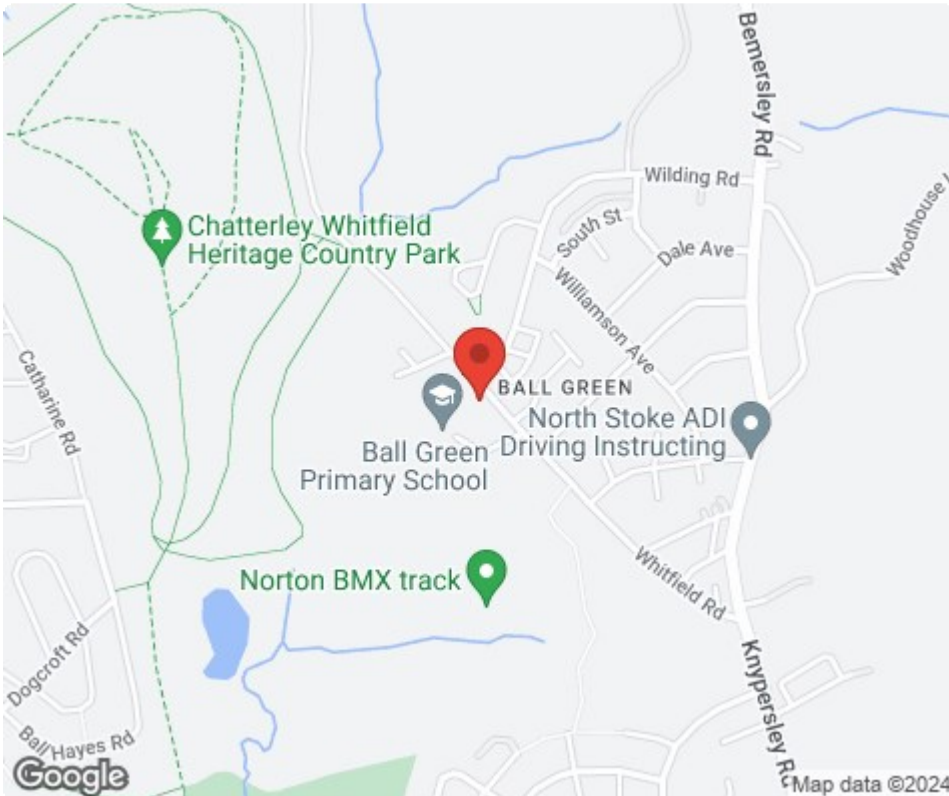


First Floor
Approx 45 sq m / 483 sq ft



Second Floor
Approx 35 sq m / 375 sq ft

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) A			
(81-91) B			
(69-80) C		75	84
(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	

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