

Minton Grove Baddeley Green Stoke-On-Trent ST2 7QT



Offers In Excess Of £234,950

Minton Grove, Baddeley Green, Stoke-On-Trent, ST2 7QT

Have we got something special for you -
THREE STOREY, END TOWN HOUSE ready to view -
FOUR SPACIOUS BEDROOMS, family bathroom & en-suite -
a COSY LOUNGE, SITTING ROOM and KITCHEN/DINER for all the family to meet -
GARAGE & plenty of 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.

Welcome to this charming and well presented three-storey end town house located in the desirable area of Minton Grove, Baddeley Green, Stoke-On-Trent.

Upon entering, you are greeted by a welcoming entrance hall leading to a separate WC, providing convenience for guests. The ground floor features a modern kitchen/diner, perfect for hosting family meals, and a cosy sitting room where you can relax and unwind after a long day.

The first floor is dedicated to the master bedroom, complete with an en-suite shower room, offering a private sanctuary away from the hustle and bustle of daily life and lounge. Additionally, there are three more well-appointed bedrooms on the second floor along with a family bathroom, ensuring ample space for everyone in the household. This property boasts a spacious and versatile accommodation making it an ideal home for a growing family.

Situated in a sought after neighbourhood, this property provides a tranquil environment while still being close to local amenities and transport links. Don't miss the opportunity to make this lovely house your new home in Stoke-On-Trent.

Entrance Hall

You are welcome by the composite to into the spacious hallway. Radiator. Stairs off to the first floor.

Separate WC

6'6" x 3'0" (2.00 x 0.93)

Low level WC and was hand basin. Radiator.

Sitting Room

10'0" x 9'10" (3.05 x 3.02)

Double glazed window to the front. Radiator. Useful storage cupboard.

Kitchen/Diner

14'7" x 9'11" (4.47 x 3.03)

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Electric hob and built-in oven/grill. Plumbing for automatic washing and and slim-line dishwasher. Space for dining table. Radiator. Double glazed window and double glazed patio door to the rear aspect. Tiled floor.



First Floor

Landing

Airing cupboard. Radiator.

Lounge

14'8" x 9'11" (4.48 x 3.04)

Two double glazed windows to the rear aspect. Two radiators.

Master Bedroom

14'9" x 10'0" (4.50 x 3.06)

Two double glazed windows to the front aspect. Radiator. Access to the en-suite shower room.



En-Suite Shower Room

6'1" x 4'3" to cubicle (1.87 x 1.30 to cubicle)

Suite comprises, shower cubicle housing mains shower, pedestal wash hand basin and low level WC. Heated towel rail.

Second Floor

Landing

Double glazed window to the side aspect.

Bedroom Two

14'7" x 10'1" (4.47 x 3.09)

Two double glazed windows to the front aspect. Radiator.



Bedroom Three

10'0" x 7'7" (3.06 x 2.33)

Double glazed window to the rear aspect. Radiator.

Bedroom Four

10'0" x 6'9" (3.07 x 2.07)

Double glazed window. Radiator.

Family Bathroom

7'0" x 5'6" (2.14 x 1.68)

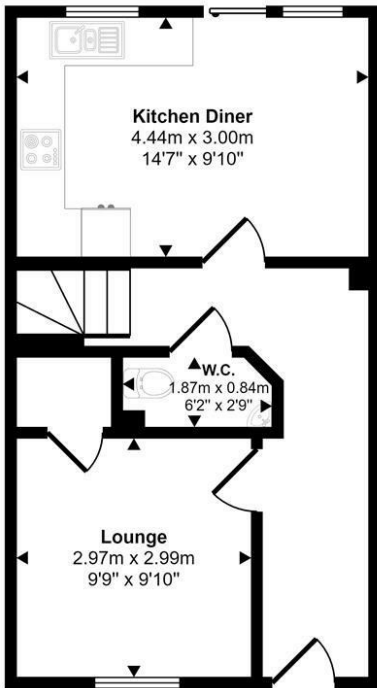
Modern suite comprises, panelled bath with shower attachment, pedestal wash hand basin and low level WC. Part tiled walls. Heated towel rail.

Externally

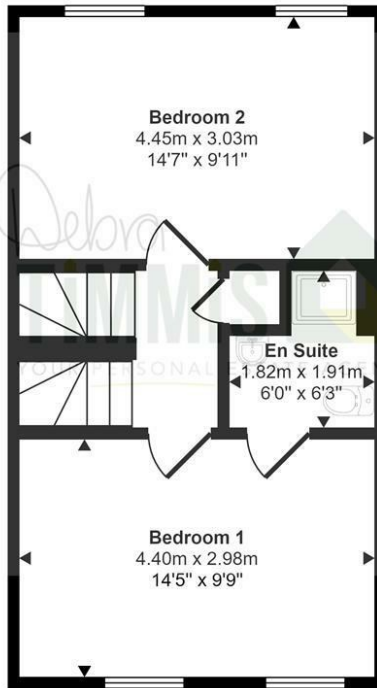
Driveway providing off road parking with gated access to the detached garage with up and over door, power and light. To the rear aspect there is a patio seating area. Lawn garden.



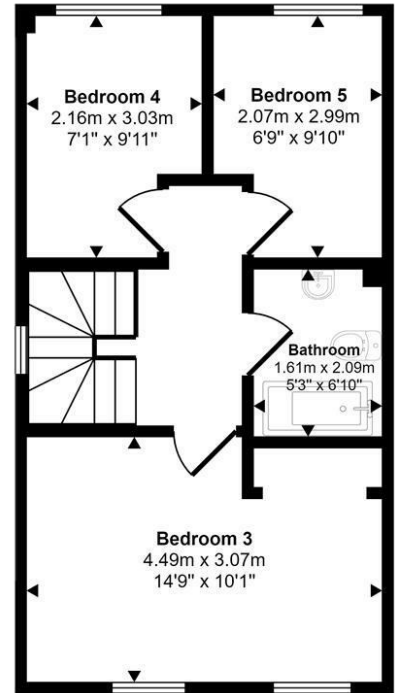
Approx Gross Internal Area
110 sq m / 1186 sq ft



Ground Floor
Approx 37 sq m / 395 sq ft



First Floor
Approx 36 sq m / 393 sq ft



Second Floor
Approx 37 sq m / 398 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		88
(69-80) C	77	
(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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