

## Bagnall Heights Bagnall Stoke-On-Trent ST9 9JL



**Offers In The Region Of £250,000**



## Bagnall Heights, Bagnall, Stoke-On-Trent, ST9 9JL

Bungalows like this come up for sale once in a blue moon  
And bungalows as delightful as this usually cost a fortune  
But today I bring to you a beautiful home  
That, if you're quick, you could soon be calling your home  
There's an open-plan lounge & fitted kitchen for you to view  
Two good sized bedrooms and a shower room too  
All immaculately presented, there's not much for you to do  
Call DEBRA TIMMIS to view as this really does need to be seen!

Beautifully presented and spacious, modern and bright property designed for retirement living. It is one of 36 bungalows within this tranquil development on Bagnall Heights which caters for residents over 55. The bungalow has spacious two bedroom accommodation and over sized doors, large entrance hallway and a shower room, so is ideally designed for wheelchair access.

The delightful property sits in a prominent position within the development. Includes a good size patio garden. There are extensive communal gardens maintained by the development's management company. The property includes a parking space and visitors parking. Further areas of the communal grounds can be explored via the pathways provided. Bagnall Heights has a 24 hour reception, secured gated access to the development and a communal area.

Bagnall Heights Development - The architecturally designed development enjoys a mixture of bungalows and apartments. A tranquil, rural setting with landscaped gardens to explore and views to admire. Yet a stone's throw from village life. Simply enjoy your home and setting or take advantage of the on-site domiciliary care facility on either a temporary or permanent basis. Care is delivered in an efficient manner, tailored to each individual as and when required. You can be as active and social as you choose, without many of the worries you may otherwise face in your retirement.

Set in the peaceful Staffordshire Moorlands, it is a community of mature, like-minded individuals who all want to enjoy a new lifestyle. You can enjoy the social side of living at Bagnall Heights or peaceful seclusion, and yet be reassured by security and care.

The website of Bagnall Heights states. "We understand that being able to stay in your own home can make a huge difference to your emotional and physical well-being. The aim of many of our Service Users is to remain at home as long as possible and through our work we have seen how choice and control in later years greatly improves your quality of life. The full spectrum of care services from short visits that provide help with domestic chores through to delivery of personal cares. We know that this is a new and potentially difficult period for you, but you can have confidence in our service. Through our experience we have come across most situations and have built a team of trained care workers who take pride in delivering a quality service. Our care is assessed and planned to meet each individual's needs"

Lifestyle - "Bagnall Heights is for a variety of ages and tastes. With more time to spend on social activities, the benefits of living at Bagnall Heights will become apparent. Enjoy day trips out, use the local bus service that runs to Bagnall, Milton or Hanley, the city centre of Stoke-on-Trent.

In Milton there is every usual amenity. Choose from supermarkets, shops, pubs, post office and Doctor's surgery. Spend time on holidays and you can relax in the knowledge that your property is secure and being maintained whilst you are away. Maybe live in England in the summer and abroad in the winter, now there's a thought! Also, there is the magnificent Greenway Hall Golf course that backs onto the development for any keen golfers"

### Entrance Hall

Upvc door. Useful storage cupboard. Electric heater. Loft access.

### Open-Plan Lounge/Kitchen



### Lounge Area

Double glazed double window and door with access to the patio seating area.

### Kitchen Area

Well presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Stainless steel one and a half sink with single drainer, mixer tap. Electric hob and built-in oven. Plinth heater. Double glazed window. Inset ceiling spot lights.

### Bedroom One

Double glazed window and door. Electric heater.



### Bedroom Two

Double glazed window. Electric heater.





### Shower Room

Modern suite comprises, shower cubicle housing mains shower, pedestal wash hand basin and low level WC. Tiled walls. Heated towel rail. Wall mounted electric heater. Double glazed window.

### Externally

Patio seating area. There is allocated parking and visitor parking available. The complex has a secured gated access system with intercom authorising access.

### Leasehold

Maintenance fee is approximately £360.00 per month, please note this may fluctuate any interested parties are advised to make their own enquires. Length of the leased TBC.



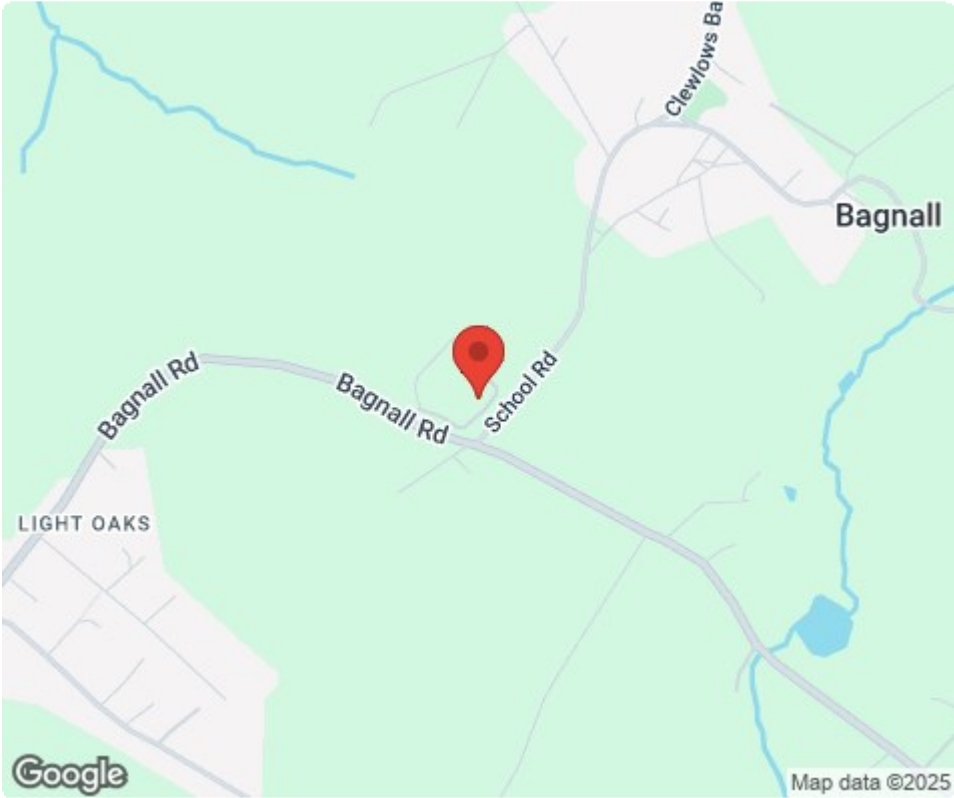


Approx Gross Internal Area  
57 sq m / 616 sq ft



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: Leasehold  
Council Tax Band: B

| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) A                                 |         | 89                                                                                                            |
| (81-91) B                                   |         |                                                                                                               |
| (69-80) C                                   |         |                                                                                                               |
| (55-68) D                                   | 51      |                                                                                                               |
| (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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