

**£470,000**

## **8 Edgbaston Drive, Trentham**



- DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- BEAUTIFUL KITCHEN/DINER
- FAMILY ROOM
- GF WC / UTILITY ROOM
- NEW BOILER
- DRIVEWAY / GARAGE
- SOUGHT AFTER LOCALITY
- VIEWING ESSENTIAL!

This fabulous four bedroom detached family home offers generous living space, stylish interiors, and a layout perfectly suited to modern family life. Set in a desirable residential location, the property welcomes you with a bright and inviting entrance hall leading to spacious reception room. The heart of the home is the contemporary kitchen/dining/family area, thoughtfully designed with ample storage and space for family meals, flowing seamlessly into the family room with log burner. Upstairs, four double bedrooms provide flexibility for growing families, home working, or guests, including a superb master bedroom with en-suite facilities. A modern family bathroom completes the accommodation. Externally, the property benefits from a private rear garden, perfect for children and summer gatherings, along with off-road parking and a garage. Beautifully presented throughout, this exceptional home combines comfort and space. It is an ideal choice for families seeking their forever home!

# 8 Edgbaston Drive, Trentham

## HALLWAY

uPVC door, karndean flooring, under stairs storage.

## GROUND FLOOR WC

Low level WC, vanity wash hand basin, central heating towel radiator, part tiled walls, karndean flooring.

## LOUNGE

15'1" x 13'0" (4.60m x 3.96m)

Fitted caret, uPVC bay window, fireplace with fitted gas fire, central heating radiator.

## KITCHEN/DINER

19'5" x 10'10" (5.92m x 3.30m)

Sink unit with cupboards below, base and wall storage units. Integrated fridge, freezer, dishwasher and electric double oven. Centre island with integrated induction hob, extractor. Karndean flooring, central heating radiator, uPVC double glazing.

## UTILITY ROOM

5'0" x 8'11" (1.52m x 2.72m)

Storage units, working surface. Plumbing for washing machine, space for tumble dryer. uPVC door, karndean flooring, central heating radiator, central heating boiler, privacy door to garage.

## FAMILY ROOM

15'3" x 11'2" (4.65m x 3.40m)

Karndean flooring, uPVC double glazing, central heating radiator, log burner, skylights.

## FIRST FLOOR

### LANDING

Fitted carpet to stairs and landing, central heating radiator, uPVC double glazing, store. Access to loft via retractable ladder, the loft is part boarded and has lighting.

### MASTER BEDROOM

12'10" x 13'0" (3.91m x 3.96m)

Fitted carpet, uPVC double glazing, central heating radiator, fitted wardrobes.

### EN-SUITE SHOWER ROOM

6'3" x 6'3" (1.91m x 1.91m)

Shower enclosure, vanity wash hand basin, low level WC, central heating towel radiator, uPVC double glazing, tiling to walls and floor.

### BEDROOM TWO

10'8" max x 11'9" (3.25m x 3.58m)

Fitted carpet, central heating radiator, uPVC double glazing, fitted wardrobes.

## BEDROOM THREE

11'8" max x 11'3" max (3.56m x 3.43m)

Fitted carpet, central heating radiator, uPVC double glazing, fitted wardrobes.

## BEDROOM FOUR

11'1" x 11'2" (3.38m x 3.40m)

Fitted carpet, uPVC double glazing, central heating radiator.

## FAMILY BATHROOM/WC

7'10" x 7'5" (2.39m x 2.26m)

Panelled bath with shower over and screen, double vanity wash hand basin, low level WC, central heating towel radiator, uPVC double glazing, tiled walls, karndean flooring.

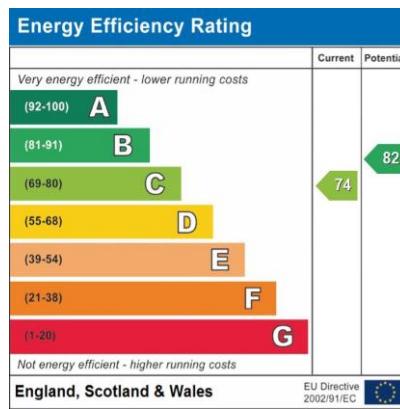
## EXTERNALLY

Front garden adjoined by a driveway leading to an integral garage. Lovely enclosed rear garden featuring, paved patio, artificial lawn, decked seating area. There are also power sockets, external water supply and children's Wendy house that has power and lighting.

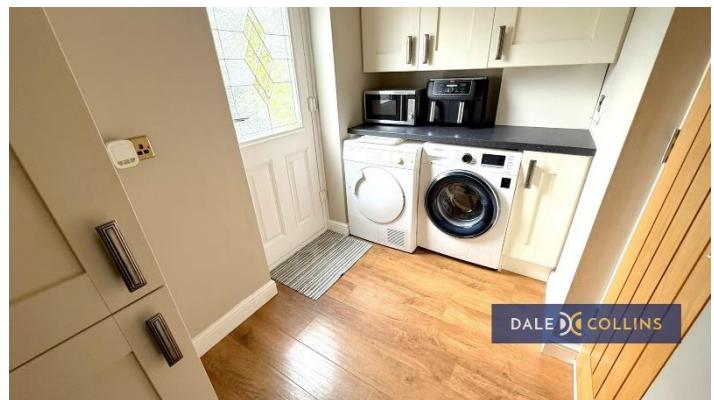
## GARAGE

16'7" x 9'0" (5.05m x 2.74m)

Electric roller shutter door, power and lighting.









DALE  COLLINS



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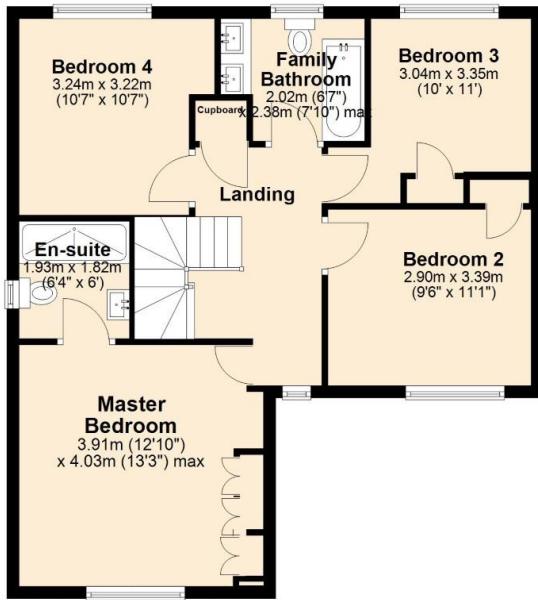
### Ground Floor

Approx. 81.0 sq. metres (872.4 sq. feet)



### First Floor

Approx. 76.4 sq. metres (822.1 sq. feet)



Total area: approx. 157.4 sq. metres (1694.5 sq. feet)

**Location: ST4 8FJ**



**VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS**

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**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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