



# ESTATE AGENTS

*... the key to a successful move*



**Caverswall Road, Blythe Bridge, Stoke-On-Trent,  
Staffordshire, ST11 9BG**

**Offers in the  
region of  
£375,000**

\* FANTASTIC PROPERTY \* FANTASTIC LOCATION!

\* ENTRANCE HALL \* LOUNGE

\* KITCHEN \* LARGE CONSERVATORY

\* FAMILY BATHROOM

\* DRIVE DETACHED GARAGE

\* FRONT, SIDE AND REAR GARDEN'S

**w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)**



# Caverswall Road, Blythe Bridge, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

Viewing is a must for this stunning property which comes with a wealth of charm and oozes with character, surround by lovely countryside. The location is a superb with a real sense of community, outstanding primary school's and a superb commuter links The accommodation comprises: Entrance hall, lounge, kitchen, large conservatory, rear porch and cloaks. To the first floor are three good sized bedrooms and a family bathroom. Externally there is a drive providing off road parking leading to a detached garage, and there are gardens to the side and a beautiful rear garden which is perfect for relaxing in or entertaining family and friends. Additional benefit include uPVC double glazing and gas central heating. INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

### ENTRANCE HALL

#### LOUNGE 12'5" x 24'5" (3.81 x 7.46)

Feature fire surround housing a multi fuel burner, ceiling light point, radiator, uPVC double glazed window.

#### KITCHEN 8'1" x 12'5" (2.48 x 3.81)

Fitted with a range of wall and base units co-ordinating work tops, built in double oven, four burner gas hob, sink and drainer with mixer tap, plumbing for dishwasher. Ceiling light point, radiator, uPVC double glazed window.

#### CONSERVATORY 20'11" x 14'0" (6.39 x 4.28)

UPVC double glazed, ceiling light point, radiator.

### REAR PORCH

### CLOAKS

Fitted with a two piece white suite comprises low level w.c. wall mounted wash hand basin.

### FIRST FLOOR

#### BEDROOM ONE 10'2" x 11'5" (3.12 x 3.49)

Fitted wardrobes, ceiling light point, radiator, uPVC double glazed window.

#### BEDROOM TWO 10'6" x 11'11" (3.21 x 3.65)

Fitted wardrobes, ceiling light point, radiator, uPVC double glazed window.

#### BEDROOM THREE 11'2" x 7'8" (3.42 x 2.34)

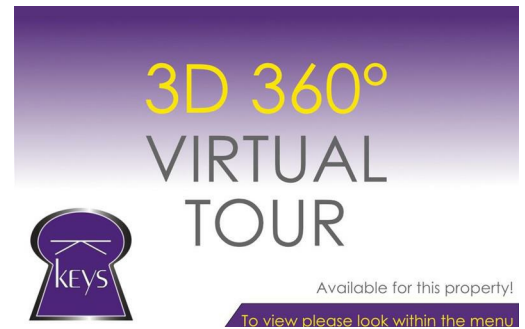
Fitted wardrobes, ceiling light point, radiator, uPVC double glazed window.

#### BATHROOM 12'0" x 8'0" (3.67 x 2.44)

Fitted with a four piece white suite comprises: Seperate shower enclosure, panelled bath, wash hand basin set in vanity unit, low level w.c. Spot lights, heated towel rail.

### EXTERNALLY

To the front there is off road parking leading to a detached garage. The rear garden has been designed to provide a relaxing environment or the perfect place entertain guests, the garden is over looking beautiful countryside.



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## GENERAL INFORMATION

### Services

We believe all are available.

### Tenure

Freehold.

### Viewing

Strictly by appointment with the agents. 01782 399911

### Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

## MORTGAGE ADVICE

Independent Mortgage Advice with 100's of lenders to choose from.

Our Mortgage Advisor can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 399911. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.





| Energy Efficiency Rating                           |                            |                                                                                   |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                    | Current                    | Potential                                                                         |
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                   |
| (92 plus) <b>A</b>                                 |                            |                                                                                   |
| (81-91) <b>B</b>                                   |                            |                                                                                   |
| (69-80) <b>C</b>                                   |                            |                                                                                   |
| (55-68) <b>D</b>                                   |                            |                                                                                   |
| (39-54) <b>E</b>                                   |                            |                                                                                   |
| (21-38) <b>F</b>                                   |                            |                                                                                   |
| (1-20) <b>G</b>                                    |                            |                                                                                   |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                            |                                                                                     |
|-----------------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                                                       | Current                    | Potential                                                                           |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                            |                                                                                     |
| (92 plus) <b>A</b>                                                    |                            |                                                                                     |
| (81-91) <b>B</b>                                                      |                            |                                                                                     |
| (69-80) <b>C</b>                                                      |                            |                                                                                     |
| (55-68) <b>D</b>                                                      |                            |                                                                                     |
| (39-54) <b>E</b>                                                      |                            |                                                                                     |
| (21-38) <b>F</b>                                                      |                            |                                                                                     |
| (1-20) <b>G</b>                                                       |                            |                                                                                     |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                            |                                                                                     |
| <b>England &amp; Wales</b>                                            | EU Directive<br>2002/91/EC |  |

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Written quotations of credit terms available on request. A life assurance policy may be required