



# ESTATE AGENTS

*... the key to a successful move*



**Royal Close, Baddeley Green, Stoke-On-Trent, ST2 7QD**

**Offers in the  
region of  
£335,000**

- \* Four Bedroom Detached House
- \* Sought After Residential Location
- \* Good Transport Network
- \* Easy Access to Hanley and Festival Retail Park

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



# Royal Close, Baddeley Green, Stoke-On-Trent, ST2 7QD

## ACCOMMODATION

### DESCRIPTION

If you are looking for a home with a contemporary finish then this is the property for you ... a FOUR BEDROOM DETACHED HOUSE situated on a sought after quiet residential development, Located roughly two miles outside the centre of Hanley and the popular Festival Retail Park, for those needing to commute the property is close to the A500, A50, A34 and the M6 giving access to all local amenities and beyond. The accommodation comprises: Entrance hall, Open plan lounge and dining area, breakfast kitchen, utility, cloaks and to the first floor master bedroom with ensuite three further bedrooms and a family bathroom. Externally there are gardens to the front and rear and a detached garage.

### GROUND FLOOR

#### ENTRANCE HALL

Ceiling light point, radiator, wooden flooring, stairs to first floor, uPVC exterior door

#### OPEN PLAN LOUNGE/DINER 28'10" x 10'2" (8.8m x 3.1m)



#### Lounge Area 17'4" x 10'9" (5.3m x 3.3m)

Coving to the ceiling, two ceiling light points, radiator, wooden flooring uPVC double glazed window.



#### Dining Area 11'1" x 8'10" (3.4m x 2.7m)

Coving to the ceiling, ceiling light point, radiator, wooden flooring, uPVC double glazed french doors to outside.

#### BREAKFAST KITCHEN 12'9" x 10'5" (3.9m x 3.2m)

Fitted with a range of wall and base units with co-ordinating worktops, built in electric oven, gas hob and extractor, sink and drainer with mixer tap, plumbing for dishwasher, spaces for appliances, pantry. Ceiling light point, radiator, part wall tiled, ceramic tiled floor, uPVC double glazed window, door to utility,



#### UTILITY 6'6" x 5'10" (2m x 1.8m)

Worktop with inset sink and drainer with mixer tap, base unit, ceiling light point, part wall tiled, wall mounted central heating boiler, uPVC double glazed window, uPVC exterior door.

#### CLOAKS 5'10" x 3'7" (1.8m x 1.1m)

Fitted with a two piece white cloakroom suite comprises low level w.c. and wall mounted wash hand basin. Ceiling light point, radiator, ceramic tiled floor, uPVC double glazed window



### FIRST FLOOR

#### MASTER BEDROOM 14'5" x 10'5" (4.4m x 3.2m)

Built in wardrobes with mirrored sliding doors, ceiling light point, radiator, uPVC double glazed window, door to en suite



# Royal Close, Baddeley Green, Stoke-On-Trent, ST2 7QD



## EN SUITE 6'6" x 5'2" (2m x 1.6m)

En suite shower room with shower, wash hand basin and low level w.c. Ceiling light point, radiator, part wall tiled, uPVC double glazed window.



## BEDROOM FOUR 11'1" x 7'10" (3.4m x 2.4m)

Ceiling light point, radiator, uPVC double glazed window



## BEDROOM TWO 15'1" x 8'6" (4.6m x 2.6m)

Ceiling light point, radiator, uPVC double glazed window



## FAMILY BATHROOM 7'6" x 5'10" (2.3m x 1.8m)

Fitted with a three piece white bathroom suite comprises: panelled bath, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, part wall tiled, uPVC double glazed window.



## BEDROOM THREE 12'1" x 7'2" (3.7m x 2.2m)

Ceiling light point, radiator, uPVC double glazed window



## OUTSIDE

Drive providing ample parking and leading to a integrated garage



# Royal Close, Baddeley Green, Stoke-On-Trent, ST2 7QD

Private rear garden which is not overlooked, has lawned area, patio area and mature planting. Open aspect



## GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 268422

### Services

We believe all are available.

### Tenure

Assumed to be freehold.

### 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.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

## Energy Efficiency Rating

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

Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT  
Written quotations of credit terms available on request. A life assurance policy may be required