



ESTATE AGENTS

... the key to a successful move



**Cheadle Road, Blythe Bridge, Stoke-On-Trent, Staffordshire,
ST11 9PW**

**Offers in the
region of
£675,000**

* STUNNING PROPERTY * BESPOKE PROPERTY * FIVE DOUBLE BEDROOMS

* EXCULSIVE DEVELOPEMNT * BEAUTIFUL PROPERTY * GREAT FAMILY HOME

w: www.keysestateagents.co.uk

Cheadle Road, Blythe Bridge, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

What a fantastic opportunity to purchase a stunning Individually Designed Executive Family Home which has been built to a high specification. The luxurious home is perfect for the growing family, located on a Small Exclusive Residential Development in the village of Blythe Bridge which is close to fantastic schools and amenities. The property comes with a variety of features including under floor heating for the whole of the downs stairs, Sonos music system and CCTV. The property has been designed to be the perfect family home. You are greeted with a welcoming entrance hall, lounge, dining room, modern fitted kitchen/diner, cloaks and utility. To the first floor master bedroom with en suite a further 4 double bedrooms, family bathroom and shower room. Externally the property is approached via electric gates which leads to ample parking leading to an integral Garage. VIEWING IS A MUST.

GROUND FLOOR

ENTRANCE HALL

LOUNGE 28'5" x 12'7" (8.68 x 3.86)

Feature fire place housing a multi fuel burner, T.V. aerial point, uPVC double glazed windows.

DINING ROOM 20'7" x 11'8" (6.29 x 3.56)

Storage cupboard, ceiling light point, uPVC double glazed window.

KITCHEN/DINER 20'3" x 27'6" (6.18 x 8.39)

Fitted with a range of wall and base units and co-ordinating work tops, built in double electric oven, halogen hob, space for appliances. Spot lights, uPVC double glazed window, Bi Fold patio doors leading to outside.

UTILITY 4'5" x 7'5" (1.35 x 2.28)

Fitted with a range of wall and base units and co-ordinating work tops, sink and drainer with mixer tap, space for appliances.

CLOAKS

Fitted with a two piece white suite comprises: low level wc., wall mounted wash hand basin.

FIRST FLOOR

MASTER BEDROOM 26'4" x 12'9" (8.03 x 3.91)

Ceiling light point, radiator, storage cupboard, uPVC double glazed window.

EN SUITE 9'4" x 6'5" (2.87 x 1.98)

Fitted with a three piece white suite comprises: Separate shower enclosure, wash hand basin set in vanity unit, low level w.c. Ceiling light point, radiator, uPVC double glazed window.

BEDROOM TWO 20'5" x 11'6" (6.24 x 3.53)

Ceiling light point, radiator, uPVC double glazed window.

BEDROOM THREE 20'4" x 11'8" (6.22 x 3.56)

Ceiling light point, radiator, fitted wardrobe, uPVC double glazed window.

BEDROOM FOUR 15'5" x 14'10" (4.72 x 4.53)

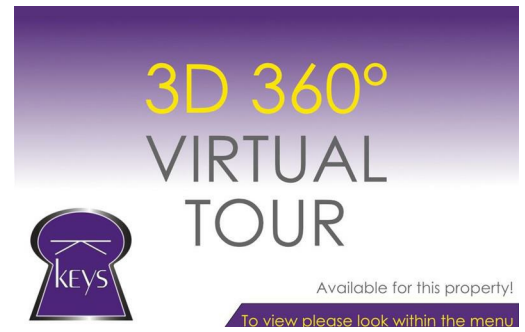
Ceiling light point, radiator, uPVC double glazed window.

BEDROOM FIVE 11'1" x 14'9" (3.39 x 4.51)

Ceiling light point, radiator, storage cupboard, uPVC double glazed window.

BATHROOM 11'1" x 10'4" (3.39 x 3.15)

Fitted with a two piece white suite comprises: free standing bath, wash hand basin set in vanity unit. Ceiling light point, radiator, uPVC double glazed window.



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SHOWER ROOM 4'8" x 5'2" (1.43 x 1.58)

Fitted with a walk in shower, ceiling light point.

CLOAKS

Fitted with a two piece white suite comprises: low level wc., wall mounted wash hand basin.

EXTERNALLY

The property sits on an exclusive development and is approach via electric gates, this leads to the drive which provides ample off road parking, leading to an integral garage. The rear garden is mainly laid to lawn and there is a large patio area.

GENERAL INFORMATION

Services

We believe all are available.

Tenure

Freehold.

Viewing

Strictly by appointment with the agents. 01782 399911

Council Tax Band C

Stafford Borough

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

The Furlongs, Blythe Bridge FLOOR PLAN



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