



ESTATE AGENTS

... the key to a successful move



Beaufighter Grove, Tunstall, Stoke-On-Trent, ST6 5XS

**Offers in excess
of £235,000**

- * DETACHED THREE BEDROOM HOUSE
- * POPULAR RESIDENTIAL LOCATION
- * WELL MAINTAINED PROPERTY
- * EXCELLENT COMMUTER LINKS

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

Keys Estate Agents are delighted to present to the market this immaculate three bedroom Detached family home situated on a corner plot in Beaufighter Grove close to local amenities and within easy access of excellent commuter links. The spacious property offers two reception rooms, a fitted kitchen, master bedroom with an ensuite, two further bedrooms, a family bathroom and downstairs cloaks, outside there are gardens to three sides, two separate drives and a garage.

GROUND FLOOR

ENTRANCE HALL

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



KITCHEN 11'5" x 8'2" (3.5m x 2.5m)

Fitted with a range of wall and base units with co-ordinating worktops, built in oven, hob and extractor, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances. Ceiling light point, radiator, part wall tiled, wooden flooring, storage cupboard/pantry, double glazed window, uPVC exterior door



LOUNGE 17'8" x 12'5" (5.4m x 3.8m)

Feature fire surround housing a living flame coal effect fire, ceiling light point, radiator, double glazed boxed bay window with front aspect



CLOAKS 5'2" x 2'7" (1.6m x 0.8m)

Fitted with a two piece cloakroom suite comprises: pedestal wash hand basin, low level w.c. Ceiling light point, radiator, wooden flooring, window



DINING ROOM 12'5" x 8'2" (3.8m x 2.5m)

Ceiling light point, radiator, laminate wood effect flooring, uPVC double glazed doors opening into rear garden area

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FIRST FLOOR

STAIRS & LANDING

Ceiling light, loft access point, access to upstairs rooms

MASTER BEDROOM 12'5" x 9'2" (3.8m x 2.8m)

Fitted with a comprehensive range of bedroom furniture comprises: wardrobes, overhead units, bedside cabinets and drawers. Ceiling light point, radiator, double glazed window with front aspect, door to ensuite



EN SUITE 6'10" x 4'3" (2.1m x 1.3m)

Fitted with a three piece white suite comprises: Fully tiled shower enclosure and mains shower, pedestal wash hand basin with tiled splashback, low level w.c. Ceiling light point, radiator, shaver point, double glazed window

BEDROOM TWO 9'2" x 9'2" (2.8m x 2.8m)

Ceiling light point, radiator, double glazed window



BEDROOM THREE 8'2" x 6'10" (2.5m x 2.1m)

Ceiling light point, radiator, double glazed window



BATHROOM 7'10" x 5'10" (2.4m x 1.8m)

Fitted with a three piece white bathroom suite comprises: Panelled bath with mixer shower attachment, wash hand basin set in vanity unit, low level w.c. Ceiling light point, radiator, part wall tiled, laminate wood effect flooring, double glazed window

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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

OUTSIDE

The front and side of the property are predominantly grassed and there are drives providing parking for several vehicles with one drive leading to a single garage which has an up and over door, power and lighting. At the rear of the property are paved patio sitting areas and gravelled areas.



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

Services

We believe all are available.


Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents (01782 268422) 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.

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 |  |

For illustration purposes only. Do not scale.



Ground Floor



First Floor

Beaufighter Grove, Tunstall FLOOR PLAN



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