



ESTATE AGENTS

... the key to a successful move



Humbert Road, Etruria, Stoke-On-Trent, ST1 5GA

**Offers in the
region of
£350,000**

- * FOUR BEDROOM DETACHED HOUSE
- * SUPERBLY PRESENTED AND MAINTAINED THROUGHOUT
- * WITHIN WALKING DISTANCE OF LOCAL AMENITIES
- * EXCELLENT COMMUTING ROUTES

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

Keys Estate Agents are delighted to offer this superb four bedroom Detached House in Humbert Road to the market. A very well maintained home tastefully designed and decorated throughout, located in a popular and convenient area of Etruria in Stoke-on-Trent. The property boasts four good sized bedrooms with an ensuite to the master bedroom, a family bathroom to the first floor and guest W.C to the ground floor. Venturing down to the ground floor you will be amazed by the expanse of space, the lounge features a fireplace incorporating a pebble effect gas fire, laminate flooring which extends through to the dining room where a sliding door can be opened to provide additional space when entertaining, moving on sliding patio doors from the dining room lead to a conservatory. The ground floor space does not end there! Going back to the front of the property you will find a family room which could also act as a study, ideal if working from home..... and finally a fully fitted kitchen and utility with a range of wall and base units some built in appliances and the additional benefit of a with walk in pantry

Externally the property certainly has curb appeal with a block paved drive providing off road parking, sculptured hedging and planting an artificial grassed area to the front of the property as well as a well maintained rear garden with patio areas, more artificial grass space....perfect for enjoying the outdoors during the warmer months.

Located in the convenient area of Etruria, this property offers the perfect balance of tranquillity and accessibility, festival retail park is within walking distance where there is a wide range of shops and restaurants catering to all your daily needs, further afield the A500 provides accessibility across the Stoke on Trent area and links to the M6 motorway

In summary, Humbert Road presents an outstanding opportunity to acquire a spacious well presented a four bedroom Detached House with its well-designed interiors and private gardens, this property is sure to impress.

GROUND FLOOR

ENTRANCE HALL



LOUNGE 16'8" x 10'5" (5.1m x 3.2m)



DINING ROOM 10'9" x 8'10" (3.3m x 2.7m)



CONSERVATORY 11'5" x 10'5" (3.5m x 3.2m)



FAMILY ROOM 11'1" x 7'10" (3.4m x 2.4m)



KITCHEN 12'9" x 10'9" (3.9m x 3.3m)



WALK-IN PANTRY 11'9" x 4'7" (3.6m x 1.4m)

UTILITY 6'6" x 5'2" (2m x 1.6m)

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CLOAKS 5'6" x 3'7" (1.7m x 1.1m)



**FIRST FLOOR
STAIRS/LANDING**



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



EN SUITE 6'2" x 6'2" (1.9m x 1.9m)



BEDROOM TWO 15'1" x 8'2" (4.6m x 2.5m)



BEDROOM THREE 11'9" x 7'2" (3.6m x 2.2m)



BEDROOM FOUR 11'1" x 7'2" (3.4m x 2.2m)



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



OUTSIDE



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

Humbert Road, Etruria, Stoke-On-Trent, ST1 5GA

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(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

Humbert Road, Etruria 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.

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