



Tall Trees | Blythe Bridge | Stoke-on-Trent | ST11 9BG

£595,000

SUPERB INDIVIDUAL FAMILY HOME, FANTASTIC LOCATION.

This spacious detached family home occupies a prime, head of the cul-de-sac position, within a much sought after residential location and offers excellent access to local amenities, schools, commuter and transport networks. The ground floor accommodation comprises, entrance hall, shower room/w.c, study, large open plan lounge with dining area, separate dining room, breakfast kitchen and office/bedroom five. The first floor accommodation comprises, four bedrooms and a family bathroom. The property occupies a spacious plot (approx 0.33 acres) offering potential purchasers the opportunity to extend if required (subject to necessary planning consent) Externally there is a sweeping driveway providing ample parking for several vehicles, double garage, two greenhouses, vegetable patch and very well maintained gardens, mainly laid to lawn with well stocked borders incorporating various mature plants and shrubs. No upward chain.



Property Description

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ENTRANCE HALL

Double glazed entrance door and windows to the front elevation, radiator, coving to the ceiling and an open plan staircase leading to the first floor.

SHOWER ROOM

Walk-in shower cubicle, pedestal wash hand basin and low level w/c. Heated towel rail, radiator, tiled walls and upvc double glazed window to the side elevation.

STUDY

9' 11" x 7' 11" (3.02m x 2.41m) Coving to the ceiling, radiator and upvc double glazed window to the front elevation.

OPEN PLAN LOUNGE / DINING AREA

26' 10" (max) x 20' 3" (extending to 24' 9") (8.18m x 6.17m) Spacious open plan lounge / dining area, partially divided with a feature chimney breast incorporating a gas fire with tiled hearth and stone surround. Coving to the ceiling, two radiators, upvc

double glazed windows to the front, side and rear elevations.

DINING ROOM

16' 11" x 12' 11" (5.16m x 3.94m) Parquet flooring, coving to the ceiling, radiator and upvc double glazed windows to the rear elevation.

BREAKFAST KITCHEN

20' 2" x 12' 11" (6.15m x 3.94m) Fitted with a range of base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset stainless steel sink and twin drainers with mixer tap. Fitted breakfast seating area, electric cooker point, plumbing for a dishwasher and washing machine, radiator, part tiled walls and upvc double glazed window to the rear elevation.

REAR PORCH

Entrance door to the rear elevation, tiled floor, useful walk-in storage cupboard, doors leading to the garage and office/bed 5.

OFFICE / BEDROOM FIVE

12' 1" x 10' 6" (3.68m x 3.2m) Radiator and upvc double glazed window to the rear elevation.

FIRST FLOOR LANDING

Two radiators and double glazed windows to the front elevation.

MASTER BEDROOM

20' 4" x 12' (6.2m x 3.66m) Two radiators and upvc double glazed windows to the front and rear elevations.

BEDROOM TWO

13' x 8' 10" (3.96m x 2.69m) Radiator and upvc double glazed window to the rear elevation.

BEDROOM THREE

12' 10" x 7' 9" (3.91m x 2.36m) Radiator and upvc double glazed window to the rear elevation.

BEDROOM FOUR

10' 11" x 9' 11" (3.33m x 3.02m) Loft access, radiator and upvc double glazed window to the rear elevation.

BATHROOM

Three piece suite comprising panelled corner bath with mixer shower attachment, pedestal wash hand basin and low level w/c. Airing cupboard, tiled walls and upvc double glazed window to the front elevation.

EXTERIOR

Externally there is a sweeping driveway providing ample parking for several vehicles, double garage, two greenhouses, built in storage shed / tool cupboard, vegetable patch and very well maintained gardens, mainly laid to lawn with well stocked borders incorporating various mature plants and shrubs. No upward chain, viewings are strongly recommended.

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Market Appraisal

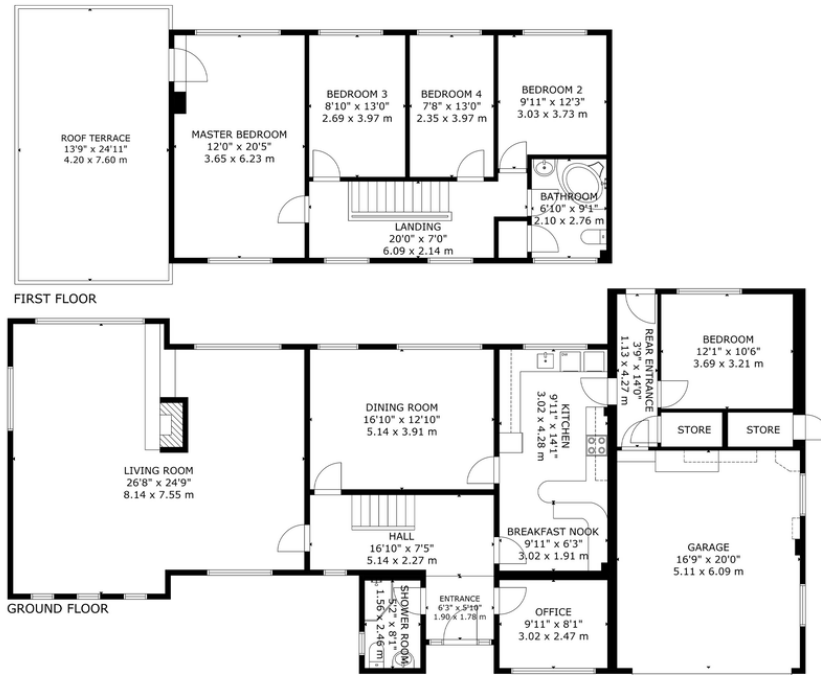
Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31





Louis Taylor

GROSS INTERNAL AREA
TOTAL: 222 m²/2,390 sq ft
GROUND FLOOR: 147 m²/1,580 sq ft, FIRST FLOOR: 75 m²/810 sq ft
EXCLUDED AREAS: GARAGE: 31 m²/335 sq ft, TERRACE: 32 m²/344 sq ft
SEE PLAN DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

360
PICTURE UK

Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements