



Whitfield Road | Ball Green | Stoke-on-Trent | ST6 8AH

£295,000

**SPACIOUS THREE BEDROOM DETACHED FAMILY HOME WITH OFFICE/WORK SPACE.**

This is a great opportunity to purchase a spacious family home with adjoining work space offering the potential to run your business from home (subject to necessary consent) The offices and work space were previously occupied by a courier company and nail salon academy. The property is situated in a popular residential location and within easy reach of local amenities, schools, commuter and transport networks. The accommodation is spread over three floors and externally there is parking and a large rear garden. No upward chain, viewings are strongly recommended.



## Property Description

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### ENTRANCE PORCH

Composite entrance door to the front elevation, built in storage cupboard and tiled floor.

### ENTRANCE HALL

Entrance door, radiator, tiled floor and staircase leading to the first floor.

### LOUNGE

13' 10" x 11' 10" (4.22m x 3.61m) Open fire with feature hearth and surround, radiator, television point, coving to the ceiling and double glazed window to the side elevation.

### DINING ROOM

11' 2" x 6' 6" (3.4m x 1.98m) Electric wall heater.

### KITCHEN

11' 8" x 11' 7" (3.56m x 3.53m) Fitted base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset sink and single drainer with mixer tap. Range style oven with stainless steel extractor hood, part tiled walls, coving to the ceiling and double glazed sliding patio doors to the rear elevation with views over the rear garden.

### FIRST FLOOR LANDING

Loft access and double glazed window to the front elevation.

### MASTER BEDROOM

13' x 11' 6" (3.96m x 3.51m) Radiator and double glazed window to the front elevation.

### BEDROOM TWO

11' 10" x 11' 8" (3.61m x 3.56m) Air conditioning unit, radiator and double glazed window to the rear elevation.

### BEDROOM THREE

10' 8" x 8' 4" (3.25m x 2.54m) Radiator and double glazed window to the side elevation.

### BATHROOM

12' 1" x 5' 9" (3.68m x 1.75m) "P shaped" panelled bath with rainfall mixer shower above, vanity wash hand basin, extractor fan, radiator and airing cupboard.

### SEPERATE W/C

Low level w/c, tiled walls, extractor fan and double glazed window to the side elevation.

### OFFICE RECEPTION (GROUND FLOOR)

13' x 7' 9" (3.96m x 2.36m) Entrance door and double glazed windows to the front elevation. Radiator and door leading to main office.

### MAIN OFFICE

12' 2" x 11' 8" (3.71m x 3.56m) Air conditioning unit and radiator.

### KITCHEN

6' 4" x 5' 6" (1.93m x 1.68m) Fitted base units with work surfaces above incorporating inset stainless steel sink and single drainer with mixer tap.

### CLOAKROOM W/C

Low level w/c, wall mounted wash hand basin and window to the side elevation.

## LOWER GROUND FLOOR

### ROOM ONE

10' 9" x 6' 7" (3.28m x 2.01m)

### ROOM TWO

11' 3" x 9' 3" (3.43m x 2.82m)

### ROOM THREE

8' 2" x 5' 9" (2.49m x 1.75m)

### OFFICE

11' 2" x 11' (3.4m x 3.35m) Radiator and double glazed French patio doors to the rear elevation.

### CLOAKROOM W/C

Low level w/c.

### EXTERIOR

To the front of the property there is a driveway providing off road parking. To the rear of the property there is a paved patio, large enclosed lawned garden and a spacious timber storage shed/workshop.

### GENERAL INFORMATION

#### View ings

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 fitments 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



## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

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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