



The Villas | Stoke | Stoke-on-Trent | ST4 5AQ

Offers in excess of £550,000

Delightful Period Property, Very Well Presented and Deceptively Spacious Throughout.

This very impressive Grade Two Listed, Victorian property has been sympathetically renovated throughout whilst retaining many original period features. The property is situated on a private tree lined road and offers excellent access to The Royal Stoke University Hospital, local amenities, schools, commuter and transport networks. The accommodation is spread over three floors and comprises, entrance hall, cloakroom w/c, four reception rooms, kitchen, cellar, six spacious bedrooms, two en-suites, dressing room/office, family bathroom and shower room. Externally there are extensive lawned gardens with well stocked mature shrub borders. Viewings are strongly recommended to appreciate what this fantastic property has to offer.



## Property Description

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### ENTRANCE HALL

Entrance door to the front elevation, coving to the ceiling, original minton tiled floor, two radiators, staircase leading to the first floor and door leading to the cellar.

### DINING ROOM

13' 10" x 13' 4" (4.22m x 4.06m) Feature cast iron fireplace with a tiled hearth and marble surround, coving to the ceiling, wood flooring, two radiators and original feature sash windows to the front and side elevations.

### SITTING ROOM

20' 3" x 13' 11" (6.17m x 4.24m) Original built in storage cabinet with display shelving, coving to the ceiling, wood flooring, two radiators and original feature sash windows to the front elevation.

### LOUNGE

21' 11" x 19' (6.68m x 5.79m) Multi fuel burner with a tiled hearth and feature surround, wood flooring, coving to the ceiling, three radiators, television point, French patio doors and windows to the rear elevation leading to the garden.

### BREAKFAST ROOM

12' 11" x 11' 8" (3.94m x 3.56m) Fitted base units, walk-in cloak cupboard, radiator, tiled floor and double glazed window to the rear elevation.

### KITCHEN

12' 8" x 8' 4" (3.86m x 2.54m) Fitted with an extensive range of base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl sink and single drainer with mixer tap. Built in electric oven, hob and extractor fan. Integral dishwasher, tiled floor, part tiled walls, radiator, entrance door to the rear elevation and double glazed windows to the side elevation.

### CLOAKROOM W/C

7' x 5' 3" (2.13m x 1.6m) Low level w/c, vanity wash hand basin, radiator, tiled floor and part tiled walls.

### CELLAR

13' 5" x 10' 5" (4.09m x 3.18m) Power and lighting.

### FIRST FLOOR

#### SPLIT LEVEL LANDING

Feature stained glass sash window to the side elevation, coving to the ceiling, radiator and steps leading to main landing.

#### BATHROOM

13' 3" x 8' 5" (4.04m x 2.57m) Fitted with a modern four piece suite comprising spacious shower cubicle with rainfall mixer shower, freestanding bath with mixer tap and shower attachment, low level w/c and double vanity unit with mixer taps. Wall mounted cupboards with mirror doors, radiator and sash windows to the side elevation.

#### UPPER LANDING

Radiator, doors providing access to four bedrooms and a staircase leading to the second floor.

#### MASTER BEDROOM

18' 10" x 13' 8" (5.74m x 4.17m) Original feature cast iron fireplace, coving to the ceiling, radiator, sash window to the rear elevation and walk in dressing room/office (8' x 6") with radiator, power and lighting.

#### ENSUITE

Shower cubicle with mixer shower, double vanity unit with mixer taps and low level w/c. Wall mounted cupboards with mirror doors, heated towel rail, tiled floor and extractor fan.

## BEDROOM TWO

13' 10" x 13' 5" (4.22m x 4.09m) Original cast iron feature fireplace, radiator and sash window to the front elevation.

## ENSUITE

7' 7" x 4' (2.31m x 1.22m) Three piece suite comprising shower cubicle with mixer shower, vanity wash hand basin and low level w/c. Heated towel rail, extractor fan, tiled floor and sash window to the front elevation.

## BEDROOM THREE

14' 2" x 13' 6" (4.32m x 4.11m) Original cast iron feature fireplace, radiator and sash window to the front elevation.

## BEDROOM FOUR

13' 5" x 13' (4.09m x 3.96m) Fitted wardrobes, radiator and upvc double glazed sash window to the rear elevation.

## SECOND FLOOR LANDING

Providing access to Bedrooms five and six and the shower room.

## BEDROOM FIVE

19' 2" x 8' 9" (5.84m x 2.67m) Loft access, radiator and sash windows to the side and rear elevations.

## BEDROOM SIX

13' 5" x 13' 2" (4.09m x 4.01m) Original cast iron feature fireplace, loft access, radiator and sash window to the rear elevation.

## SHOWER ROOM

Three piece suite comprising shower cubicle with mixer shower, pedestal wash hand basin and macerator w/c. Heated towel rail, extractor fan and upvc double glazed window to the side elevation.

## EXTERIOR

Externally there are extensive lawned gardens with well stocked mature shrub borders, patio area, brick built workshop/utility and separate brick built store, double gates to the rear of the garden providing access from the rear.

## 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.

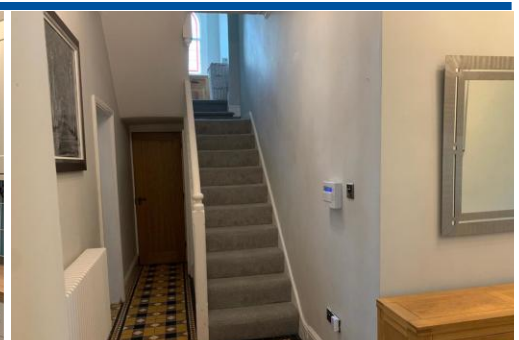
### Purchasing Procedure

(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.

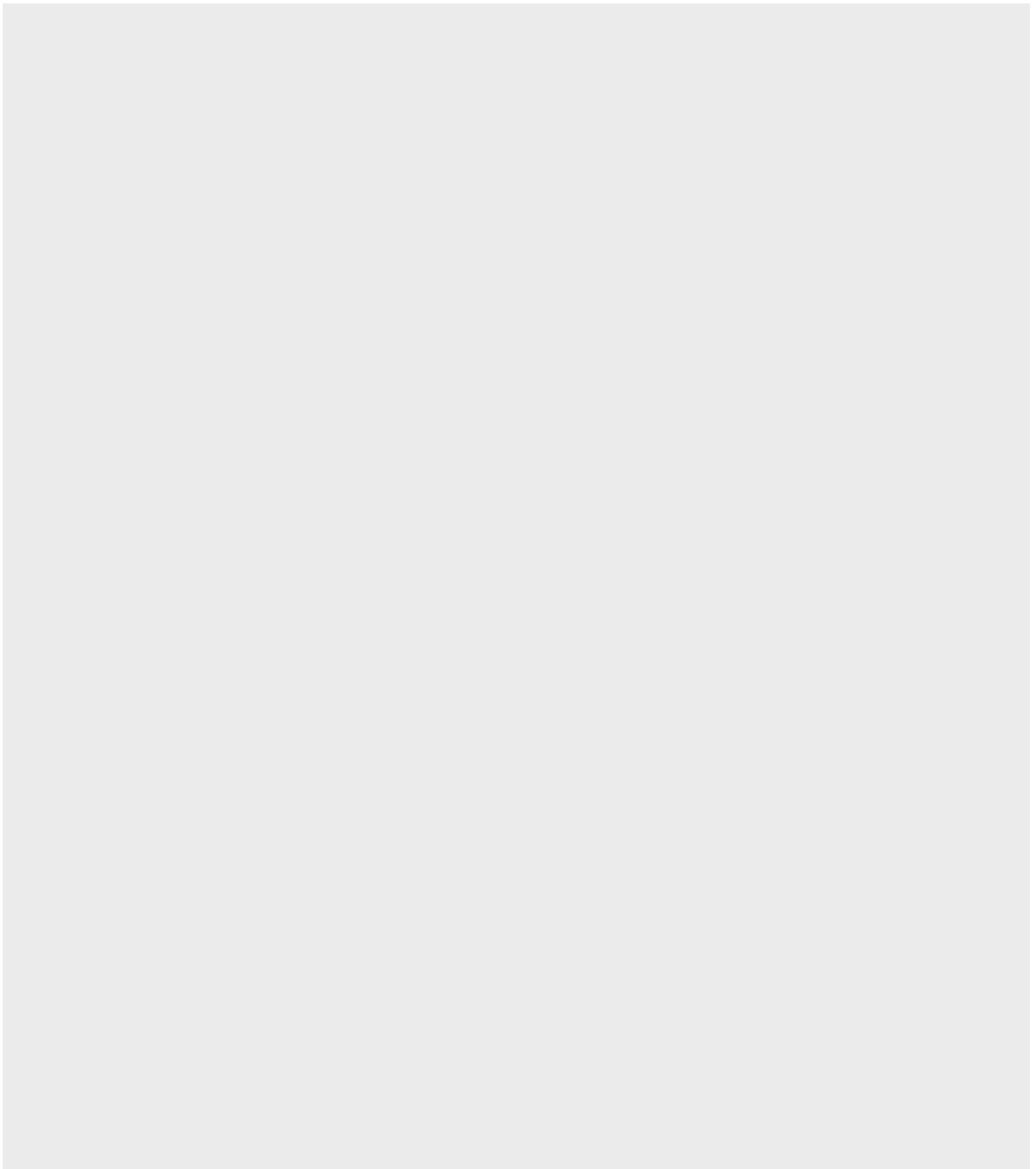




### Survey & Valuation

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



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

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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