



**7 Shawe Park Road, Kingsley Holt, Staffordshire ST10 2BD**  
**Offers over £180,000**



***Kevin Ford & Co. Ltd.***  
Chartered Surveyors, Estate Agents & Valuers



While this home presents a promising canvas, it requires a bit of improvement in its current condition. However, with a touch of care and attention, it has the potential to transform into a lovely residence.

Positioned in the sought-after village of Kingsley Holt, this property offers a solid foundation for someone looking to enhance and personalise their living space.

The layout comprises an entrance hall, a spacious through lounge with a dining area, a fitted kitchen, and a side lean-to/utility area or boot room. On the first floor, three bedrooms and a family bathroom with a three-piece suite await.

External features include a driveway for off-street parking, a detached garage, and gardens on the front, side, and rear.

Offered with NO UPWARD CHAIN, this property invites those with a vision to unlock its full potential. Schedule your viewing today and envision the possibilities of turning this house into a charming home.



## The Accommodation Comprises

### Entrance Hall

13'6" x 5'6" (4.11m x 1.68m )

On entry via a UPVC front entrance door, there is a handy storage cupboard and single radiator.

### Lounge

12'0" (into bay) x 10'8" (3.66m (into bay) x 3.25m )

The lounge area has been measured separately to the dining area and offers a modern stone feature fireplace housing a coal effect fitted gas fire & radiator. The room flows through into the:

### Dining Area

13'1" x 10'8" (3.99m x 3.25m )

With enough space for a family dining table there are UPVC patio doors opening out to the rear having windows either side.

### Fitted Kitchen

12'3" x 5'6" (3.73m x 1.68m )

The kitchen is fitted with white gloss high- and low-level units with ample work surface over, a glass display cabinet & three drawer unit. An inset stainless steel sink unit with mixer tap sits beneath one of two UPVC windows. The room has a tiled effect flooring & part tiled walls.

### Lean To/ Utility/ Boot Room

17'2" x 4'9" (5.23m x 1.45m )

Offering a versatile area having plumbing for an automatic washing machine, further space for white goods, tiled floor and front & rear UPVC entrance doors.

### First Floor

Stairs rise up from the Entrance Hall.

### Landing

Access to all rooms and the loft void.

### Bedroom One

10'3" x 10'7" (3.12m x 3.23m )

The main bedroom has a large UPVC window allowing an abundance of natural light into the room and radiator.

### Bedroom Two

10'9" x 10'7" (3.28m x 3.23m)

The second bedroom is another double in size with UPVC window and radiator.

### Bedroom Three

6'5" x 5'6" (1.96m x 1.68m )

Currently used as an office with UPVC window and a radiator.

### Family Bathroom

7'5" x 5'5" (2.26m x 1.65m )

A white contemporary style suite offers a panel in bath with electric shower spray over and glass side screen, pedestal wash hand basin and low flush WC. The room has a chrome feature towel radiator, built in storage cupboard housing the properties gas central combination heating boiler.

### Outside

The property stands within a non-estate location with a lawned frontage having steps leading up to the front entrance. To the side a tarmac driveway gives access to a DETACHED GARAGE (see below for details) behind is a small garden with artificial grass and a Timber Shed. The rear garden is fully enclosed offering a good-sized garden having a mixture of decking areas, paved patio area/pathway and lawned garden ideal for the kiddies to play.

### Detached Garage

Having a metal up and over door, light & power.

### Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

### Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

### Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

### Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

### Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.









