



**22 Stuart Avenue, Draycott, Staffordshire ST11 9AA**  
**Asking price £175,000**



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

Welcome to your new home! Nestled in a serene neighborhood, this spacious extended semi-detached residence invites you to embark on the journey of homeownership with ease. Perfectly tailored for those venturing into their first property purchase, this gem offers an irresistible opportunity for a minimum of 50% shared ownership, granting you the freedom to step confidently onto the property ladder.

Step inside to discover a welcoming entrance hallway leading you to a thoughtfully designed cloakroom, ensuring convenience for you and your guests. The heart of the home unveils a modern kitchen/dining area, seamlessly flowing into a cosy living room, ideal for hosting gatherings.

Ascend the inner hallway to find a tranquil sanctuary on the first floor, boasting THREE generously proportioned BEDROOMS and a well-appointed bathroom, promising comfort and privacy for the entire family. But the journey doesn't end here; ascend further to the loft, where a charming ATTIC ROOM awaits, complete with a velux window, offering versatile space for your imagination to flourish.

Outside, greeted by gated access, a tarmac driveway beckons, providing ample parking space for two vehicles, ensuring convenience for your daily comings and goings. The rear garden, a private oasis, awaits your personal touch, featuring a paved patio area, lush lawns, and vibrant flower borders, perfect for al fresco dining or basking in the sun. Plus, a timber shed stands ready to accommodate your storage needs, adding practicality to your outdoor space.



## The Accommodation Comprises

### Entrance Hall

11'0" x 7'8" (3.35m x 2.34m )

A UPVC double-glazed door graces the front entrance of the property, welcoming you with both style and functionality. Step inside to find the soft glow of ceiling lights and the comforting warmth of radiators. Convenient access points to the boiler.

### Kitchen

12'0" x 8'4" (3.66m x 2.54m)

Step into the kitchen, where a stylish grey traditional design meets modern convenience. Dark matte work surfaces contrast elegantly with a sleek black inset sink unit and white tiled splash-back. Equipped with a cooker, extractor hood, and ample space for appliances, including a dishwasher, washing machine, and tumble dryer, this kitchen is both functional and fashionable.

Natural light streams in through the UPVC window, offering views of the rear garden. Doors provide easy access outside, seamlessly connecting indoor and outdoor living. There is access into the:

### Dining Area

11'7" x 10'9" (3.53m x 3.28m)

The dining area beckons with ample space for a family dining table, creating the perfect setting for shared meals and cherished memories. Open-plan to the lounge, this layout fosters a sense of togetherness and versatility.

### Lounge

17'0" x 11'7" (5.18m x 3.53m)

In the lounge, a touch of tradition meets cosy charm with a brick fireplace surround, embracing a log burner atop a slate hearth. This focal point adds warmth and character to the room, creating a welcoming atmosphere for gatherings or quiet evenings in. Light pours in through the attractive large bay window, flooding the space with natural light and enhancing its inviting ambiance. An understairs cupboard offers further handy storage.

### Inner Hallway

Stairs rise up to the First Floor

### Cloakroom

2'10" x 4'2" (0.86m x 1.27m)

The cloakroom provides essential convenience with a low flush WC, Vinyl flooring adds durability and easy maintenance.

### First Floor

Landing having a staircase rise to the Attic Room.

### Bedroom One

12'0" x 9'6" (3.66m x 2.90m)

Features a UPVC double-glazed bay window and an additional separate window facing the front, flooding the space with natural light. Built in storage cupboard maximizes space efficiency.

### Bedroom Two

10'11" x 10'1" (3.33m x 3.07m)

A UPVC double-glazed window at the rear of the property offers views of the rear garden.

### Bedroom Three

8'11" x 10'9" (2.72m x 3.28m)

A good sized last bedroom and a UPVC window overlooking the rear garden.

### Family Bathroom

7'7" x 5'6" (2.31m x 1.68m )

The bathroom features practical part-tiled walls, offering both style and functionality. A panel bath with taps and an electric shower, wash basin and WC ensure all your daily needs are met with convenience and comfort.

### Attic Room

13'3" x 7'4" (4.04m x 2.24m )

The attic room offers versatile space, adaptable to your needs, with the added charm of a Velux window, inviting natural light to illuminate the area.

### Outside

Situated within a village location, this property offers the perfect blend of tranquil living with easy access to urban conveniences. Situated just a stone's throw away from the A50 Stoke-Derby Link Road, commuting becomes a breeze for those with busy schedules. Draycott boasts its own church, delightful restaurants, and scenic walking trails, ideal for leisurely strolls with your furry companions.

Approaching the property, you're greeted by gated access leading to a tarmac driveway, providing ample parking space for two cars, ensuring convenience for residents and visitors alike.

The rear garden is a private oasis, featuring a paved patio area perfect for outdoor seating, a lush lawn, vibrant flower borders, and a timber shed for storage needs. Whether you're hosting summer barbecues or simply enjoying a peaceful evening.

### 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.

### Applicant Information

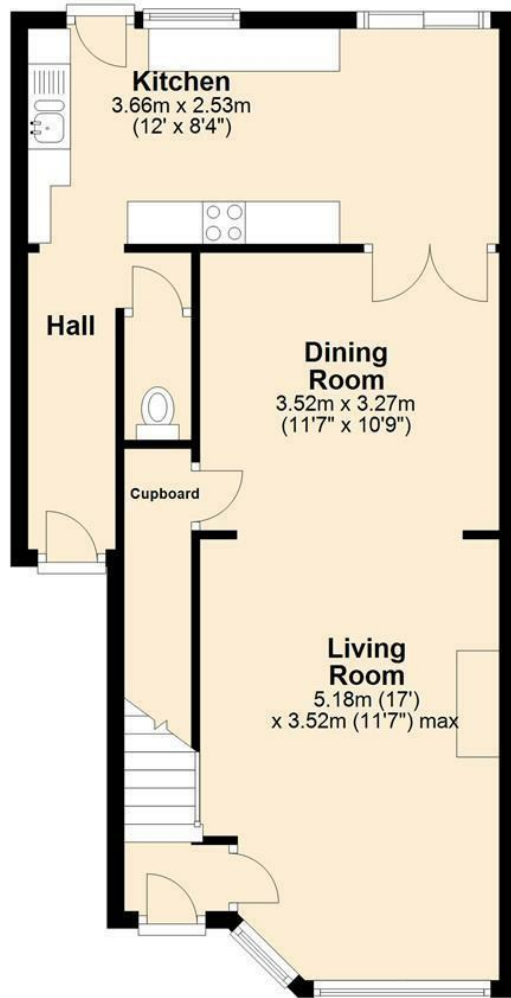
Here's a chance to acquire 50% ownership and 50% rent or fully own the property. It's a fantastic opportunity, particularly for those facing challenges in entering the property market, offering an affordable pathway onto the ladder. Applicants must meet certain terms and conditions, such as not owning another property and passing a financial assessment





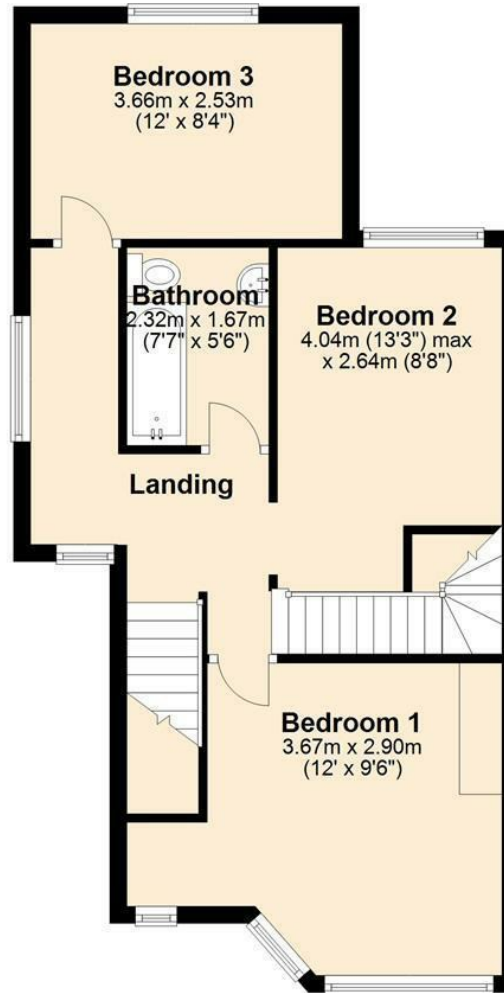
### Ground Floor

Approx. 54.8 sq. metres (590.1 sq. feet)



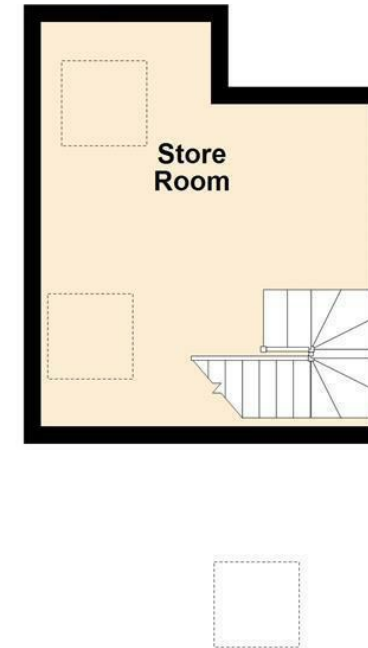
### First Floor

Approx. 49.8 sq. metres (535.7 sq. feet)



### Second Floor

Approx. 16.6 sq. metres (178.7 sq. feet)



Total area: approx. 121.2 sq. metres (1304.6 sq. feet)

All images are used for illustration purposes only and are intended to convey the concept and vision for the property. It is for guidance only.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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