



45 School Lane, Caverswall, Stoke-on-Trent ST11 9EN
Price guide £250,000



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

Nestled in a serene neighborhood, this mature semi-detached house has been meticulously renovated by the current vendors, blending traditional charm with modern comforts. This stunning home offers a unique and elegant living experience, making it perfect for those seeking character and style. As you enter the property, you are greeted by a welcoming entrance porch and hallway, setting the tone for the rest of the home. The spacious lounge features a grand Adam-style fireplace housing a multi-fuel burner, complemented by beautiful oak flooring. Two striking archways add character and charm to the room; one serves as a cute book library with shelving. The bespoke handcrafted wooden kitchen is a highlight of the home, equipped with a Range cooker and a tall wooden breakfast bar ideal for quick snacks. Patio doors open up to the garden, seamlessly blending indoor and outdoor living. Off the kitchen, a small utility area leads to a bathroom that features a freestanding bath and traditional design elements. Ascending from the entrance hall to the first floor, you will find a master bedroom with views over the front elevation of the property, along with two additional bedrooms facing the rear. Each room is designed to provide comfort and tranquility. Outside, the property is approached via a tegular paved driveway, edged with well-maintained borders. A gated side access leads to a timber shed, perfect for storage. The vast, pretty, and established rear garden is a true sanctuary, featuring a tegular paved patio area, lawned gardens, and a meandering pathway leading to a charming wishing well. The garden boasts an array of flowers, rockeries, and shrubbery, creating a picturesque and serene outdoor space.



The Accommodation Comprises

Entrance Porch

4'2" x 4'8" (1.27m x 1.42m)

The porch offers a convenient area for coats and baggage while providing access to the hallway.

Entrance Hall

A staircase leading up to the first floor and access to the gorgeous lounge.

Traditional Lounge

23'1" x 11'5" x 14'8" (max) (7.04m x 3.48m x 4.47m (max))

The lounge has been styled in a traditional manner, featuring an original beam, oak flooring and a grand wooden Adam-style fireplace with a brick inset and tiled hearth housing a multi fuel burner. An archway by the window serves as a walk-through feature, while another archway at the rear of the room is fitted with shelving for books. The room is spacious enough to accommodate a dining table if desired. Additionally, there is a convenient understairs storage cupboard for personal belongings.

Bespoke Kitchen

16'7" x 8'1" (5.05m x 2.46m)

The kitchen is a stunning blend of traditional craftsmanship and modern convenience, featuring bespoke handcrafted wooden units complete with a plate rack, wine rack, and drawers. A Belfast sink with a classic feature tap enhances the charm, while a large tall cupboard cleverly conceals the fridge/freezer. Central to the kitchen is a Rangemaster with a paneled splash-back, adding both style and functionality. Although a freestanding unit (not included in the sale) currently occupies one side, the space can easily be reimaged to suit your needs. A tall breakfast bar area with stools offers a convenient spot for casual dining, illuminated by spotlights and two feature hanging lights. Patio doors open onto the picturesque garden, creating a seamless indoor-outdoor flow. The kitchen is finished with laminate wood-effect flooring, adding warmth and durability to this beautifully designed space.

Utility Area

8'6" x 2'9" (2.59m x 0.84m)

The utility area provides plumbing for an automatic washing machine and houses the wall-mounted gas central heating combination boiler.

Bathroom

12'5" x 6'1" (3.78m x 1.85m)

Seamlessly blends modern and traditional features. It boasts a freestanding white bath with a central mixer tap, positioned against a white brick-style tiled wall, adjacent to a wash hand basin with a black tap and vanity unit. The double shower cubicle features a glass enclosure, a large overhead rainfall shower, and an additional handheld spray. A toilet backs onto one of the paneled walls, and a chrome and black traditional towel radiator adds a touch of elegance. The room is finished with herringbone Antico flooring and spotlighting, creating a stylish and inviting space.

First Floor

Stairs rise up to the:

Landing Area

Having a side window.

Bedroom One

10'0" x 14'8" (3.05m x 4.47m)

Bedroom one is a spacious double room offering charming views over the front elevation and traditional radiator.

Bedroom Two

9'7" x 7'11" (2.92m x 2.41m)

Located at the rear of the property, providing serene views overlooking the garden and offering a radiator,

Bedroom Three

6'2" x 6'3" (1.88m x 1.91m)

Versatile and could serve as a comfortable home office, complete with a radiator and pleasant views overlooking the rear of the property.

Outside

Approaching the property, you are greeted by a spacious tegular paved driveway that provides ample parking space,

flanked by flower borders and bordered by a combination of walls, fencing, and hedgerows. Wooden gates offer access along the side of the property, leading seamlessly into the rear garden. The tegular paving extends into a generous patio area, perfect for outdoor entertaining.

A timber shed provides convenient storage, complemented by a woodcutting storage area nearby. Towards the lower section of the garden, a vast expanse of lawn unfolds, bordered by a meandering pathway that leads to a picturesque wishing well. The garden is securely fenced and enclosed, adorned with beautiful flowers, rockeries, and well-established shrubs throughout, creating a quintessential English garden ambiance.

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.





