



**200 Froghall Road, Stoke-On-Trent, ST10 2DN**  
**Offers around £210,000**



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

This traditional semi-detached home is perfect for families and offers great potential for development, extension, and refurbishment. The property is currently in good, well-maintained condition, though new owners might want to update the kitchen & bathroom facilities and personalise the space.

The accommodation includes an entrance porch leading into a welcoming hallway. A spacious through lounge and dining area spans the length of the property, providing ample living space. The kitchen, while functional, is small and dated, making it an ideal candidate for replacement and modernisation.

Upstairs, you'll find three bedrooms—two doubles and one single—as well as a bathroom with a vintage pink suite, which could benefit from a modern upgrade.

The exterior of the property is impressive. Situated back from Froghall Road and accessed via a parallel slip road, the home features a tarmac driveway offering parking and access to a detached garage. The front garden is beautifully manicured with flower and shrub borders. The rear garden is expansive, with two long, manicured lawn areas separated by a concrete pedestrian walkway. The property enjoys stunning countryside views, ensuring a serene and picturesque setting.



## The Accommodation Comprises

### Covered Entrance Porch

#### Entrance Hall

14'10" x 6'1" (4.52m x 1.85m)

Featuring a single radiator, a stylish composite front door, and a bright window that invites natural light in. The space also includes two convenient built-in storage cupboards, perfect for keeping your belongings organized and within easy reach.

#### Lounge/ Dining Area

21'10" x 11'10" (6.65m x 3.61m )

Step into the expansive through lounge/sitting room, a generously sized space designed with a wooden floor . This inviting room features a wall-mounted gas fire with a back boiler and a tiled hearth. Enjoy warmth from two radiators and abundant natural light streaming through a window, patio door, and additional side window.

#### Kitchen

8'8" x 6'10" (2.64m x 2.08m)

While ready for a modern touch, is equipped with a practical stainless steel sink unit and base cupboards for your storage needs. It features a UPVC window, rear entrance door, and a side window, ensuring plenty of natural light and easy access to the outdoors. There is also plumbing for an automatic washing machine and space.

#### First Floor

Stairs rise from the Entrance Hall leading to the:

#### Landing

Offers convenient access to the roof void and is brightened by a UPVC window, ensuring a well-lit and functional space.

#### Bedroom One

11'8" x 11'11" (3.56m x 3.63m)

Features a comfortable radiator and a UPVC window, providing both warmth and ample natural light.

#### Bedroom Two

9'10" x 11'2" (3.00m x 3.40m )

Equipped with a radiator and a UPVC window, ensuring a cosy atmosphere and plenty of natural light.

#### Bedroom Three

7'9" x 6'2" (2.36m x 1.88m )

With radiator and UPVC window.

#### Bathroom

6'4" x 6'11" (1.93m x 2.11m )

The bathroom suite features a pink suite, including a panel-in bath, a pedestal wash hand basin, and a low flush WC. It also has a radiator for added comfort and a UPVC window for natural light. Additionally, there is an airing cupboard housing the hot water cylinder.

#### Outside

The property is located along a slip road parallel to Froghall Road, with a green area providing a buffer between the two. A tarmac driveway runs the length of the property, offering ample parking space and leading to a detached garage. The front garden features a well-maintained lawn with flower borders and shrubbery.

The rear garden boasts two long, lawned strips that provide a vast space for children to play or pets to roam. These areas are enclosed by a private, established hedgerow, and a concrete path separates them, providing easy access to the top of the garden. The property enjoys picturesque countryside views and has no buildings behind it, ensuring a serene and private setting.

#### 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.

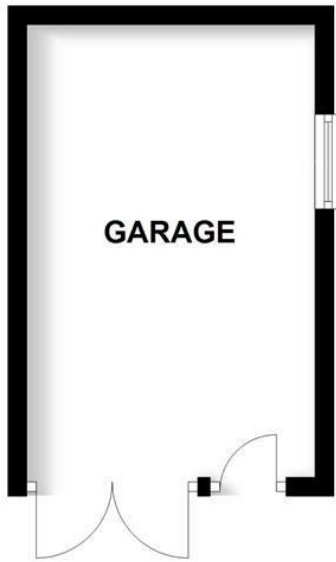
#### Agents Note

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.

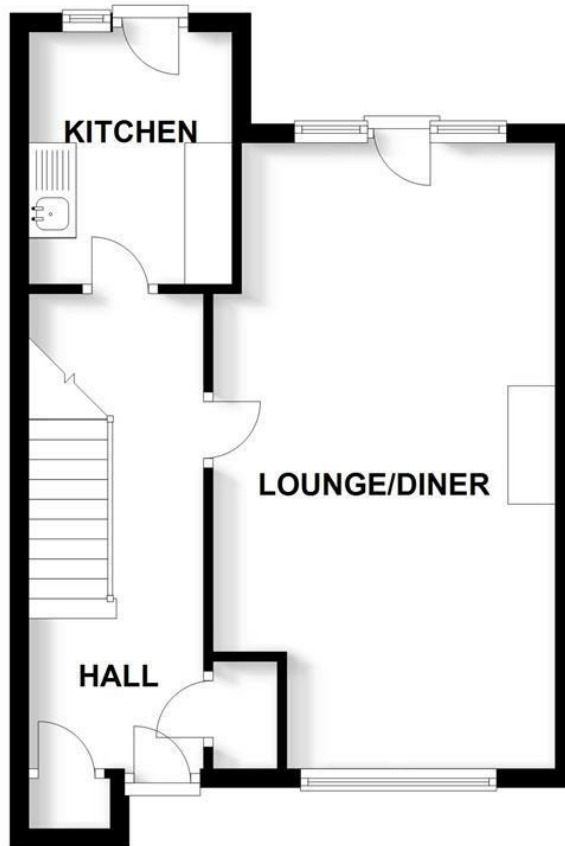




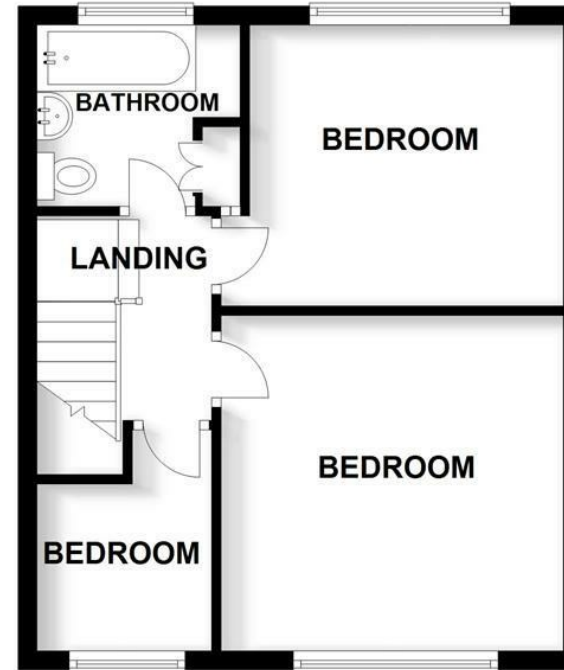
**BASEMENT**  
APPROX. 14.6 SQ. METRES (157.0 SQ. FEET)



**GROUND FLOOR**  
APPROX. 39.9 SQ. METRES (429.4 SQ. FEET)



**FIRST FLOOR**  
APPROX. 36.8 SQ. METRES (396.4 SQ. FEET)



**TOTAL AREA: APPROX. 91.3 SQ. METRES (982.8 SQ. FEET)**

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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
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