



**75 School Lane, Caverswall, Stoke-on-Trent ST11 9EN**  
**Offers around £225,000**



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

**\*Charming Two-Bedroom Bungalow in the Desirable Village of Caverswall\***

Set within the sought-after village location of Caverswall, this well-established two-bedroom bungalow presents an ideal opportunity for those seeking comfortable single-storey living in a peaceful yet well-connected setting.

The accommodation comprises a welcoming entrance porch leading into a spacious lounge, featuring a striking stone fireplace with an integrated fire and large windows that flood the room with natural light. The cream-fitted kitchen with adjoining dining area offers a practical and pleasant space for both everyday living and entertaining. The property includes two well-proportioned bedrooms and a traditional-style bathroom, all arranged for convenient ground-floor living. Externally, the bungalow occupies a generous plot with a block-paved driveway providing ample off-road parking. To the rear, a paved patio leads down a few steps to a delightful, lawned garden—perfect for relaxing or gardening enthusiasts. A detached garage offers additional storage or workshop potential.

This home combines village charm with functional living space, making it an excellent prospect for downsizers, first-time buyers, or those looking for a peaceful retreat.



## **The Accommodation Comprises**

### **Entrance Porch**

1'4" x 5'5" (0.41m x 1.65m )

Entry via a UPVC front entrance door.

### **Lounge**

19'6" (max) x 11'0" (5.94m (max) x 3.35m)

A bright and welcoming lounge featuring a charming stone fireplace with wooden mantel and elegant marble hearth, complete with an inset electric fire. Dual-aspect UPVC windows to the front and side flood the room with natural light, while two radiators ensure warmth and comfort year-round.

### **Kitchen/ Dining Area**

9'7" x 12'3" (max) (2.92m x 3.73m (max) )

A well-appointed cream kitchen featuring a range of high and low level units providing ample storage and workspace. Includes a stainless steel sink unit with mixer tap positioned beneath a UPVC double glazed window, space for a freestanding Creda electric cooker, and under-counter plumbing for an automatic washing machine. Finished with a tiled floor and part tiled walls, the space also benefits from a double radiator and a wall-mounted Vaillant gas central heating boiler.

### **Bedroom One**

9'10" x 9'10" (3.00m x 3.00m )

A comfortable double bedroom featuring built-in wardrobes with overhead storage, offering excellent space-saving solutions. A UPVC double glazed window provides natural light and a pleasant outlook.

### **Inner Passage**

2'7" x 9'1" (0.79m x 2.77m )

Having a built in cupboard off.

### **Bedroom Two**

8'11" x 9'10" (2.72m x 3.00m )

A well-proportioned room benefiting from a built-in wardrobe, single radiator, and a UPVC double glazed window offering natural light and ventilation.

### **Bathroom**

6'4" x 8'6" (1.93m x 2.59m)

A traditional bathroom comprising a panel bath, pedestal wash hand basin, and low flush WC. Finished with fully tiled walls and tiled flooring, the room also features a chrome heated towel rail and a UPVC double glazed window.

### **Outside**

The bungalow is set on a delightful plot, accessed via gated entry leading to a block-paved driveway that provides ample off-road parking. The driveway continues along the side of the property, bordered by timber panel fencing, and is complemented by a neatly lawned front garden with an established hedge offering privacy.

To the rear, the block paving extends into a generous patio area—perfect for outdoor seating and entertaining—which wraps around the property and leads down via steps to a beautifully maintained lawned garden. The garden also features a selection of well-stocked flower borders, adding colour and charm to this peaceful outdoor space.

### **Detached Garage**

A useful detached garage equipped with light and power, ideal for storage or workshop use. Features include a UPVC side courtesy door and a UPVC double glazed window.

### **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**

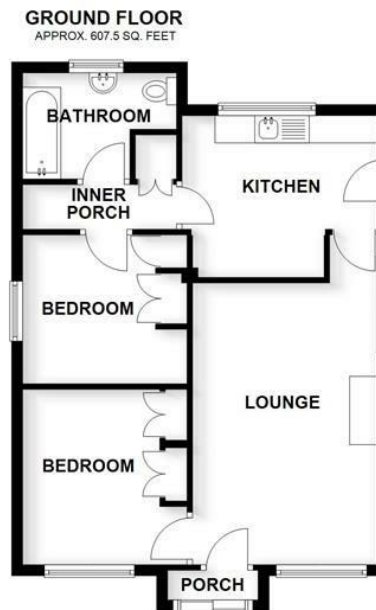
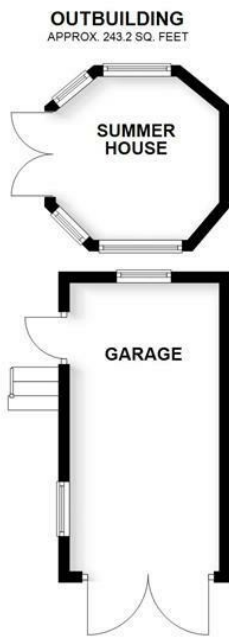
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

## **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.







TOTAL AREA: APPROX. 850.7 SQ. FEET

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

| Energy Efficiency Rating                                        |  | Current                                                                                                     | Potential |
|-----------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                                                                                                             |           |
| (92 plus) <b>A</b>                                              |  |                                                                                                             | <b>83</b> |
| (81-91) <b>B</b>                                                |  |                                                                                                             |           |
| (69-80) <b>C</b>                                                |  |                                                                                                             |           |
| (55-68) <b>D</b>                                                |  |                                                                                                             |           |
| (39-54) <b>E</b>                                                |  | <b>60</b>                                                                                                   |           |
| (21-38) <b>F</b>                                                |  |                                                                                                             |           |
| (1-20) <b>G</b>                                                 |  |                                                                                                             |           |
| Not energy efficient - higher running costs                     |  |                                                                                                             |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC  |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                                                                                                             |           |
| 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 |  |                                                                                                             |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC  |           |

