

Offers in Excess of
£180,000

James Du Pavey
INDEPENDENT ESTATE AGENTS



3



2



1



5 REASONS WHY WE LOVE THIS HOUSE:

1

This home lies on the outskirts of the development with open views to the front

2

Excellent home for first time buyers, young families or those wishing to downsize and the lounge overlooking the garden is a real treat

3

Within easy reach of Trentham Gardens and Leisure Centre - Barlaston Village and Stone Town are within easy reach and commuter links are nearby

4

Don't you just love the idea of your own en-suite - no fighting for the shower in this house!

5

Modern and Fresh throughout - Viewing is highly recommended



EPC: B

TRENTHAM MANOR
10, Wilfrid Green Place, Staffordshire, ST4 8WN

01785 814917
stone@jamesdupavey.co.uk



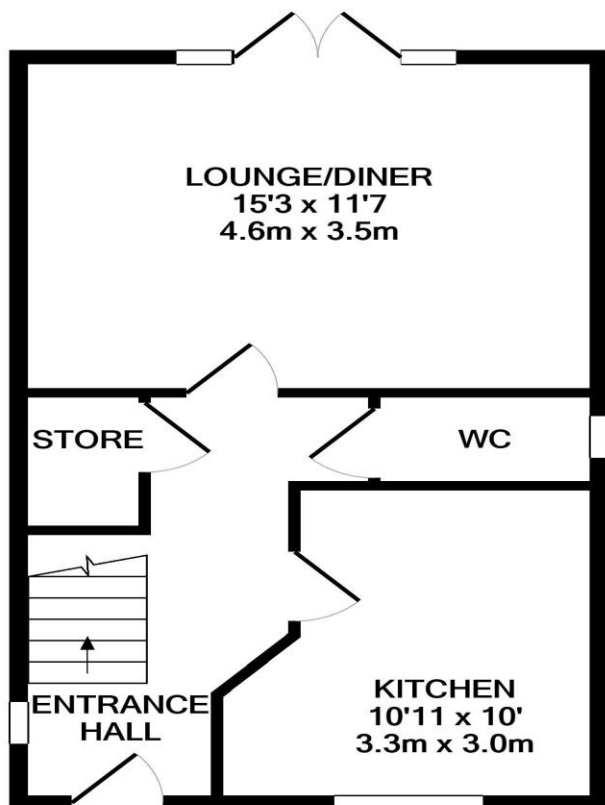
3-D VIRTUAL REALITY TOUR AVAILABLE! Place your bets! We have a winner here at Wilfrid Green Place!! Who will be the first to snap up this super modern property which is perfect for first time buyers, investors or downsizers. Having a hallway, a bright spacious lounge diner with French doors leading to the garden together with a contemporary kitchen and a guest cloakroom. Upstairs we have the master bedroom with a great sized en-suite and a further two bedrooms and modern family bathroom. There is a private garden which is fully enclosed by fencing and a tarmac driveway. In an extremely popular location with convenient access to excellent commuter links, award winning schools and handy amenities and with open views to the front of the property. Call to book your viewing now!

Directions

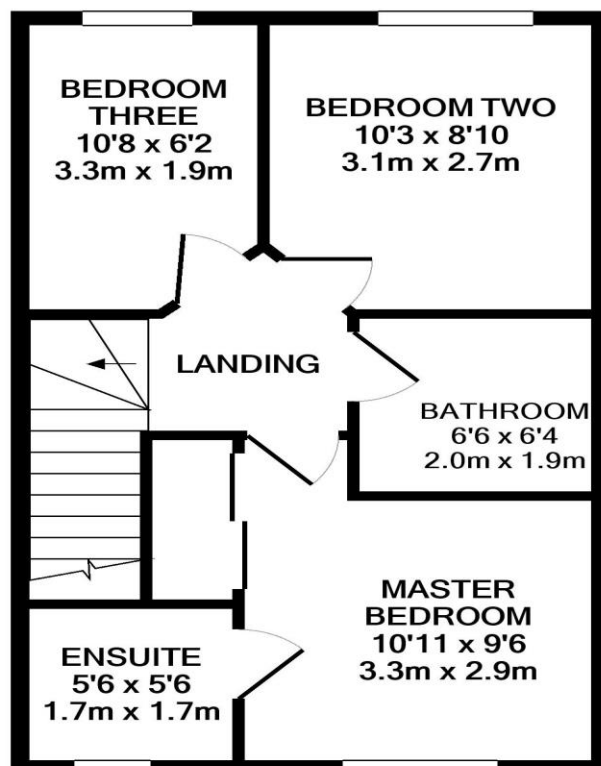
From Stone follow the A34 towards Stoke/Newcastle and continue to the Trentham Gardens roundabout. Take the third exit onto Longton Road/A5035 and

continue for 1.3 miles. Turn left onto Stanley Matthews Way and at the roundabout, take the second exit and stay on Stanley Matthews Way. Turn left onto Harold Hines Way and left onto Wilfrid Green Place.





GROUND FLOOR



1ST FLOOR

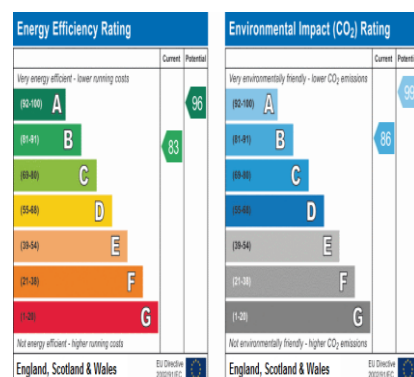
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Tenure: –

Council Tax Band: C

Notes:



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Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. We recommend Gent Law Ltd for conveyancing, they are a connected company to James Du Pavey Ltd but their advice remains completely independent and they are an SRA regulated firm of solicitors, they do not pay us a referral fee. We can also recommend other solicitors who pay us a referral fee of £168 inc VAT. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waive their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 40% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RPUK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

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