

£308,500

James Du Pavey
INDEPENDENT ESTATE AGENTS



3



1



2



5 REASONS WHY WE LOVE THIS HOUSE:

1

Two reception rooms, one of which is currently being used as a formal dining room but is a versatile room and can be used as a play room or study to meet your needs

2

Plenty of outside space - substantial blocked paved driveway providing parking for several vehicles leading to a detached garage. Front and rear landscaped gardens

3

Good sized slumber arrangements with two double bedrooms and a good sized single. A spacious family bathroom with separate shower and bath

4

Property is elevated and set back from the road enjoying far reaching open views to the front elevation

5

With schools nearby and easy access to commuter links and major towns



EPC:

Stoke-On-Trent
54, Ash Bank Road, Staffordshire, ST2 9DR

01785 814917
stone@jamesdupavey.co.uk

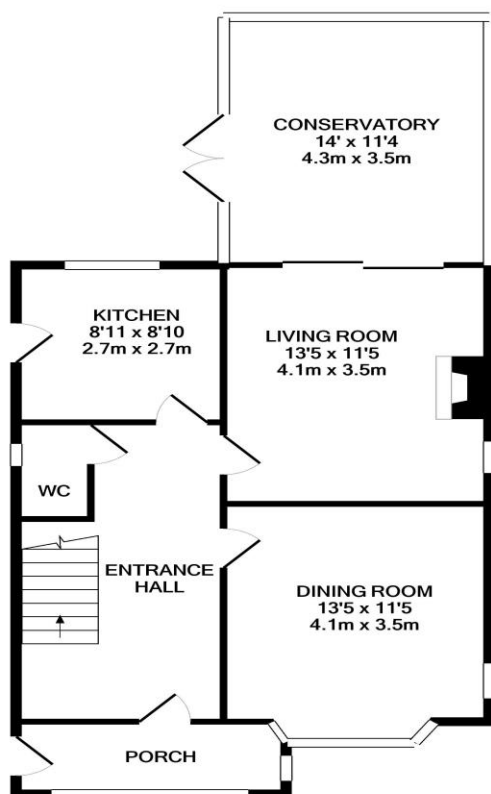
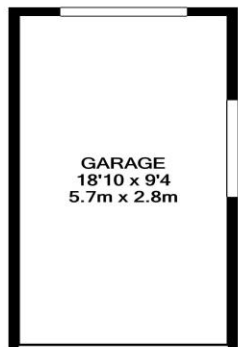


3D VIRTUAL REALITY TOUR AVAILABLE! Don't you just know when you walk into a house and you get that warm feeling that this a real home - One that is full of warmth, fun and laughter - well home hunters - here it is!! Our latest offering is this gorgeous traditional detached home in Werrington. Accommodation providing a formal dining room with walk in bay window with stained glass panels and wood effect flooring, a cosy living room with living flame effect fire with sliding doors leading out to the sunny conservatory enjoying views of the rear garden. The modern kitchen has built-in appliances and there is also the must have guest cloakroom off the hallway. Upstairs are two double bedrooms and further single bedroom with the front bedrooms enjoying far reaching views and the soothing spacious bathroom has a separate shower and bath which creates a haven to ease away the strains of the day. Externally lots of parking is on offer to the front having a large block paved driveway leading to the detached garage which is currently set up as a workshop with electric, power and lighting and the rear garden is landscaped with seating areas and well stocked borders and is not directly overlooked. This is a home of character and one we are sure will create many fond memories for the new owners!! Ring with haste to book your appointment - homes like this do not hang around!

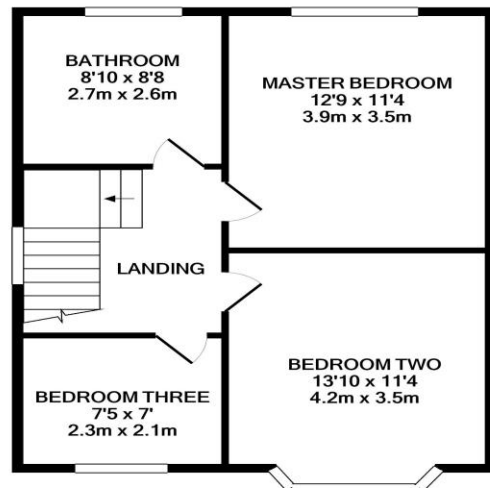
Directions

From our Stone office head south-east on Christchurch Way/A520 towards Mill Street. Turn right onto Crown Street/A520. Take the slight right onto Newcastle Street/A520. Keep left to continue on Radford Street/A520 and continue to follow A520 for 4.1 miles. At the roundabout, take the third exit onto Windmill Hill/A520 and go through one roundabout. At the roundabout, take the first exit onto Sandon Road/A520. Turn left onto Winterfield Lane, continue onto Hulme Lane, turn left onto Clough Lane and left onto Ash Bank Rd where the property can be found on the left-hand side as indicated by our For Sale board.



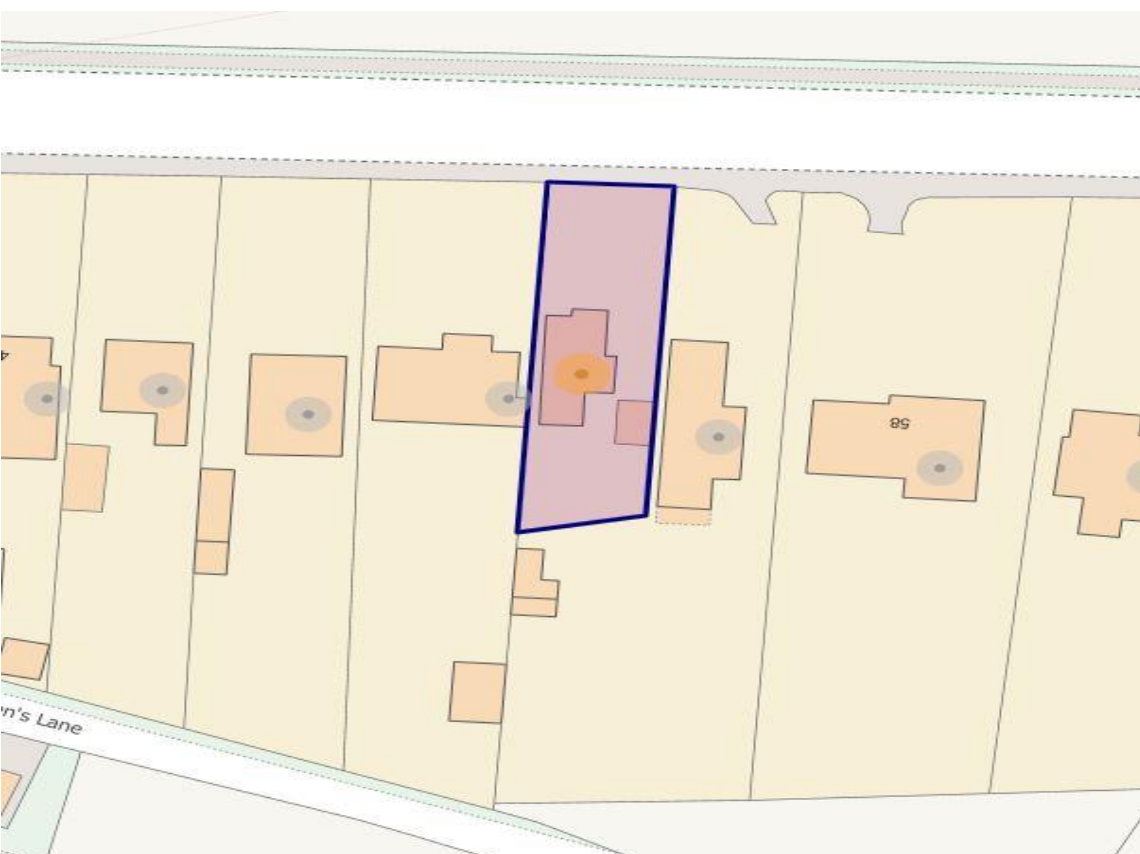


GROUND FLOOR



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: Freehold –

Council Tax Band:

Notes:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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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Christchurch House Christchurch Way Stone Staffordshire ST15 8BZ
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