

£285,000

James Du Pavey
INDEPENDENT ESTATE AGENTS



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5 REASONS WHY WE LOVE THIS HOUSE:

- 1 Deceptively Spacious and in a much sought after location - this home will be a sure hit with Home Hunters looking to live in a distinctive area
- 2 The extended Breakfast Kitchen is dreamy and gives a lovely open plan feel but still retaining a separate Lounge and Dining Room
- 3 Countryside walks are on your doorstep however major amenities are on hand together with sought after schools and commuter links
- 4 The second floor Luxury bathroom is divine and a tranquil space in which to soak away the aches of the day
- 5 With No Chain - that has to be a bonus - so book your viewing with haste



EPC: D

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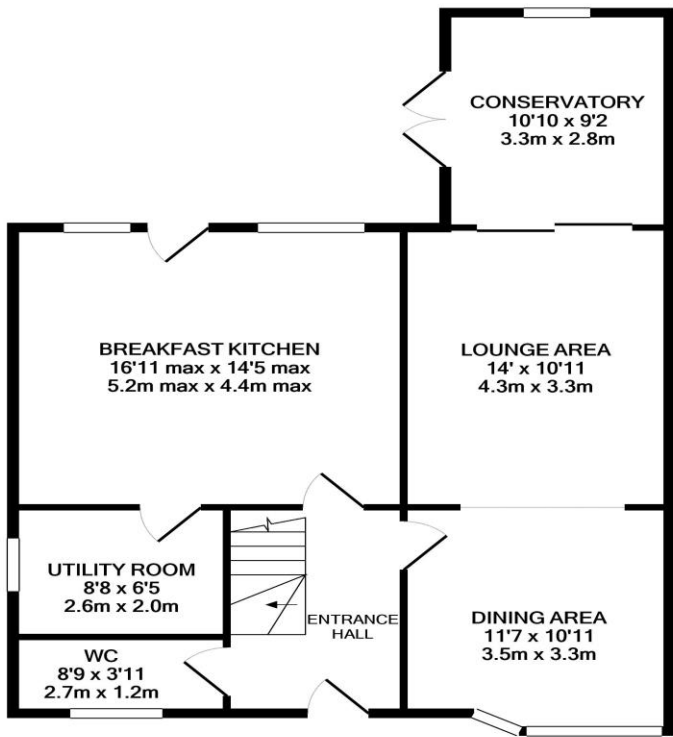


Make sure you have your Whits about you and expect to see More at this beautiful traditional family home in the ever popular area of Trentham in Staffordshire! A semi detached home with a sprawling ground floor having a welcome entrance hall with Guest WC. A large through Lounge/Dining Room which then leads onto the Conservatory. The ground floor has been extended to provide a fabulous Breakfast Kitchen with fitted appliances and leads to the Utility Room. To the first floor we can find the Master Bedroom having the luxury of a Dressing Room and Two further Double bedrooms. A spacesaver staircase leads to the second floor where you will discover a luxury Bathroom with free-standing Bath to soothe away the aches of the day and further Double Bedrooms. This home certainly gives you plenty of space to roam around. Externally plenty of parking is afforded to the front together with mature gardens which lie to the rear having an entertainment patio and lawn with well stocked borders. Located perfectly with an easy stroll to Trentham Garden Leisure Centre or Trentham Park for a brisk stroll. There are two highly regarded golf courses within Trentham together with easy access to amenities, local schooling and convenient commuter links! Known as The Dairyfields homes within the vicinity are highly regarded and much sought after - with No Chain - View with haste as I hate to see any tears of disappointment!!

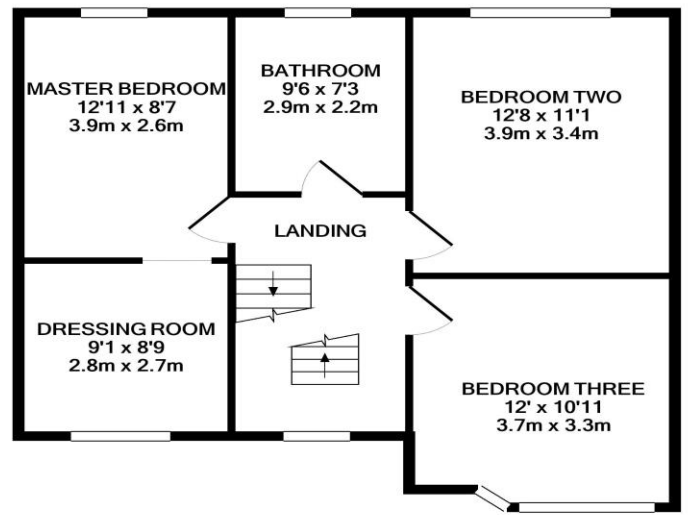
Directions

From our Stone office head North along the A34 going straight on at the Trentham Gardens Roundabout. At the next set of traffic lights turn left onto Whitmore Road where the property will be found on the left hand side.

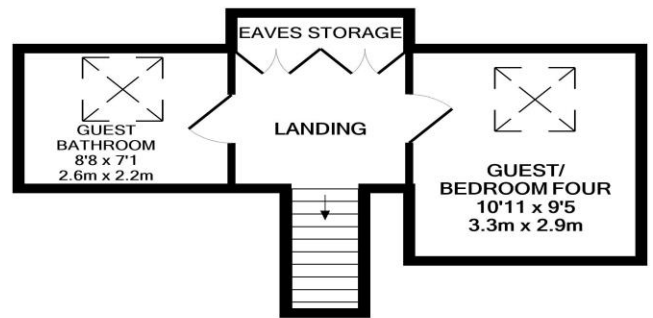




GROUND FLOOR



1ST FLOOR



2ND 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: D
 Notes:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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 waiver 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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