



ESTATE AGENTS

... the key to a successful move



Saverley Green, Saverley Green, Stoke-On-Trent, ST11 9QX

**Offers in excess
of £140,000**

- * SOUGHT AFTER RESIDENTIAL LOCATION
- * REQUIRES SOME SELECTIVE UPDATING
- * SPACIOUS ACCOMMODATION THROUGHOUT
- * GREAT FAMILY HOME
- * NO UPWARDS CHAIN

w: www.keysestateagents.co.uk

Saverley Green, Saverley Green, Stoke-On-Trent, ST11 9QX

ACCOMMODATION

DESCRIPTION

A two Bedroom semi detached cottage which would benefit from some selective updating, situated in the semi-rural location of Saverley Green, close to local amenities and within easy access to the M6 and motorway network. This delightful cottage presents an excellent opportunity for those seeking a tranquil lifestyle. With two inviting reception rooms, this property offers ample space for relaxation and entertaining. The two well-proportioned bedrooms provide comfortable accommodation, making it ideal for couples or small families

One of the standout aspects of this property is its readiness to move into, allowing you to settle in without the hassle of extensive renovations. The garden offers a lovely outdoor space, perfect for enjoying the fresh air or cultivating your own plants.

Additionally, the property benefits from parking, providing ease and accessibility for you and your guests. With no chain involved, this cottage is an attractive option for those looking to make a swift move. Embrace the opportunity to own a piece of serene countryside living in this charming home.

A paved courtyard and gravel bed to the rear with garden and off road parking to the side.

LIVING ROOM 12'6" x 10'11" (3.83m x 3.34m)

Feature open fireplace, coving to the ceiling, wood effect laminate flooring, ceiling light point, electric storage heater, UPVC double glazed window, uPVC exterior door



DINING ROOM 12'6" x 11'0" (3.83m x 3.36m)

Feature open fireplace, coving to the ceiling, wood effect laminate flooring, ceiling light point, electric storage heater, uPVC double glazed window



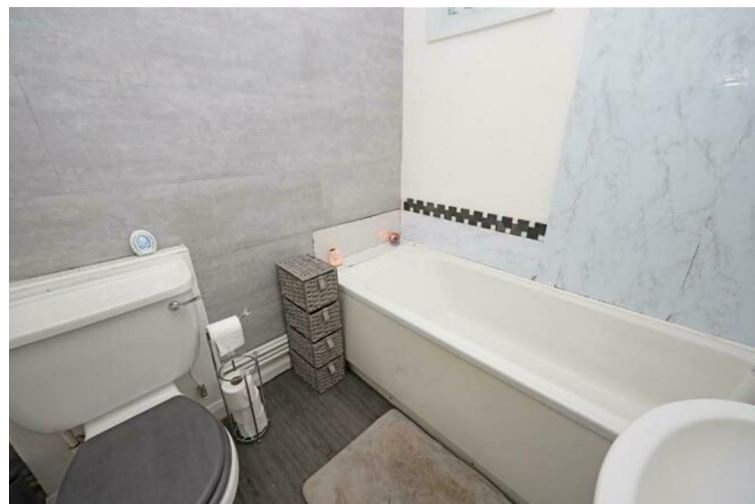
KITCHEN 11'11" x 7'7" (3.65m x 2.33m)

Fitted with base unit and co-ordinating worktops, sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances. Ceiling light point, uPVC double glazed window, sliding door to dining room



BATHROOM 6'7" x 5'11" (2.01m x 1.82m)

Fitted with a three piece white bathroom suite comprises:panelled bath, pedestal wash hand basin, low level w.c. Ceiling light point, part uPVC panelled walls, ceiling light point, uPVC double glazed window



Saverley Green, Saverley Green, Stoke-On-Trent, ST11 9QX

FIRST FLOOR

BEDROOM ONE (front) 3.82m x 3.36m

Coving to the ceiling, storage heater, ceiling light point, uPVC double glazed window



BEDROOM TWO (rear) 12'6" x 11'1" (3.82m x 3.4m)

Coving to the ceiling, storage heater, ceiling light point, uPVC double glazed window



OUTSIDE

A pave courtyard and gravel bed to the rear with garden and off road parking to the side.



GENERAL INFORMATION

Services

Interested parties are requested to make their own enquiries to the relevant authorities as to the availability of services.

Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

Saverley Green, Saverley Green, Stoke-On-Trent, ST11 9QX



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	39	100
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
 Written quotations of credit terms available on request. A life assurance policy may be required