

# 18 Bexhill Grove

## Stoke-On-Trent

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

# 18 Bexhill Grove

Stoke-On-Trent
ST1 6SW

* This three bedroom semi-detached property offers some excellent sized accommodation and is presented to a high standard throughout.
* The property is located on a generous sized plot and situated in a very popular and well established residential area at Birches Head, offering easy access to local shops and amenities.
* Benefiting from Upvc double glazing and gas fired central heating the property briefly comprises: Entrance Hall, W.c, Living Room, Kitchen with integrated appliances and Dining Room to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
* The plot offers well maintained and presented gardens to front and rear aspects with lawned and paved patio areas.
* Driveway to the side providing ample off street parking.
* This very well appointed property is considered an ideal purchase for a growing family and an internal inspection is most strongly recommended.

## Offers In The Region Of £230,000

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Leek - 01538 383344

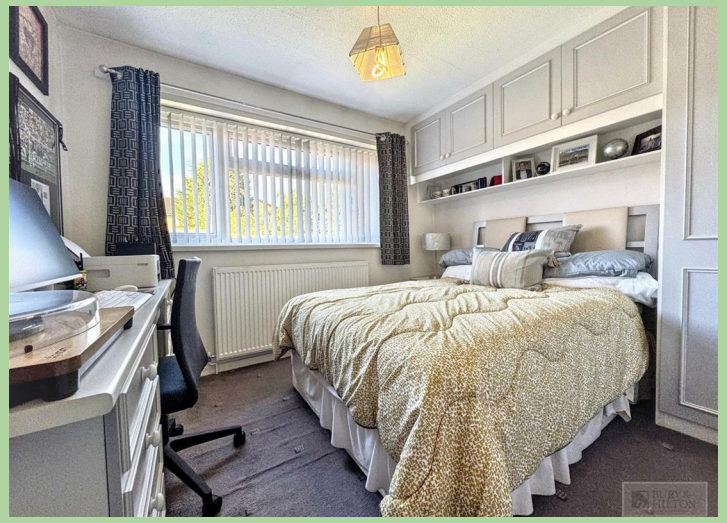
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# General Information

**Entrance Hall**
Radiator. Stairs off. Understairs storage. Storage cupboard. Spotlights.

**W.c**
W.c. Wash basin with storage unit below.

**Living Room**
Radiator. Electric fire. Double doors to:

**Dining Room**
Radiator. Sliding doors to rear.

**Kitchen**
Wall and base units. Stainless steel sink unit with drainer and mixer tap. Rear door. Radiator. Tiled floor. Gas hob with extractor unit above. Oven and grill. Integrated fridge, freezer, dishwasher and washing machine. Cupboard housing central heating boiler. Spotlights.

**First Floor**

**Landing Area**
Airing cupboard. Loft access.

**Bedroom**
Radiator. Fitted wardrobes and bed surround.

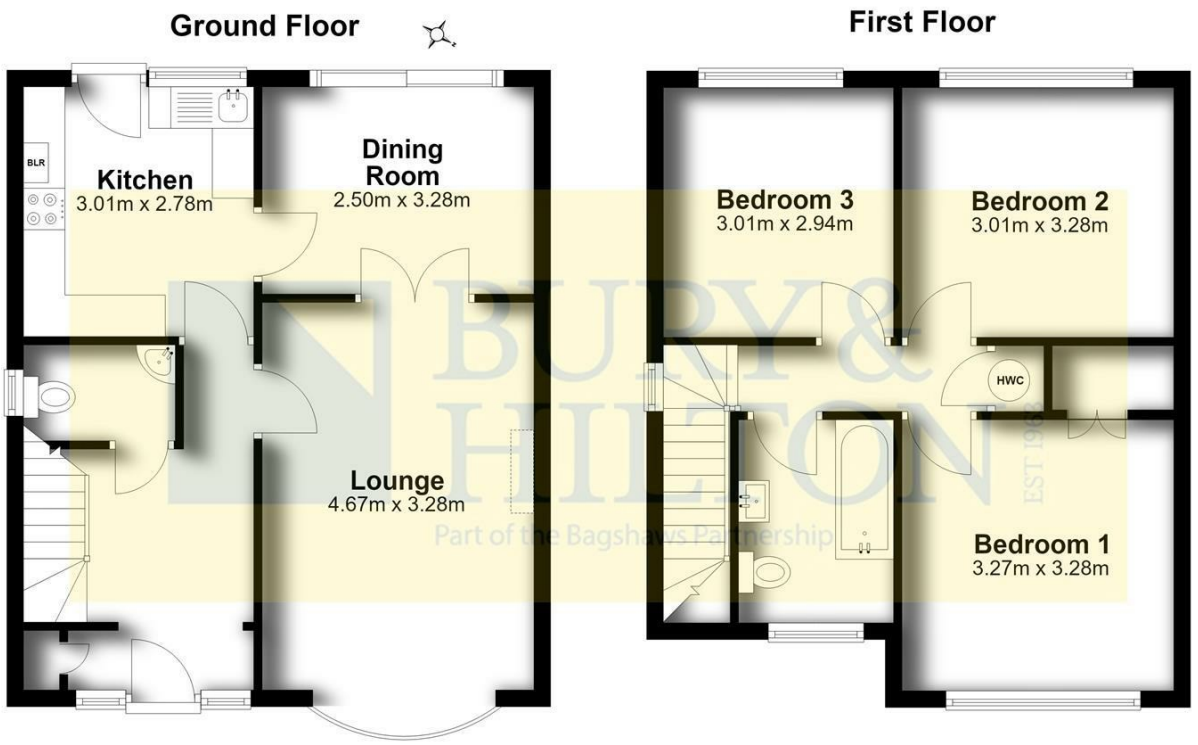
**Bedroom**
Radiator. Fitted wardrobes and bed surround.

**Bedroom**
Radiator. Fitted wardrobes and bed surround.

**Bathroom**
Bath with shower over. W.c. Wash basin with storage unit below. Heated towel rail. Tiled walls. Spotlights.

**Outside**
The plot offers well maintained and presented gardens to front and rear aspects with lawned and paved patio areas. Driveway to the side providing ample off street parking.

**Fixtures and Fittings**
Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.




Total area: approx. 87.9 sq. metres

All contents, positioning and measurements are approximate and for display purposes only. Drawn by walterward.com
Plan produced using PlanUp.

**18 Bexhill Grove, Stoke-on-Trent**

**Mobile Network Coverage**
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

**Rights of Way, Wayleaves and Easements**
The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

**Tenure and Possession**
The property is sold freehold with vacant possession granted upon completion.

**Viewing**
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

**AML CHECKS**
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

## Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.

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