



## 28 Woodland Road, Rode Heath, Stoke-On-Trent, ST7 3TL

£230,000

- Well Presented Three Double Bedroom Semi-Detached Home
- Spacious Lounge With Double Doors Opening Through To The Dining Room
- Potential to Re-Configure To Create An Open Plan Dining Kitchen
- Conservatory Providing An Additional Reception Space Overlooking The Garden
- Modern Wet Room Upstairs Plus WC Downstairs
- Attractive Rear Garden With Indian Stone Patio
- Plentiful Off-Road Parking
- Detached Garage
- Set Opposite An Open Aspect Adjoining Woodland
- Well Regarded Residential Area of Rode Heath



# 28 Woodland Road, Stoke-On-Trent ST7 3TL

Occupying a particularly attractive corner-style plot, this well-presented three-bedroom semi-detached home enjoys a distinctly privileged position, set opposite an open aspect adjoining woodland. The outlook, combined with the sense of space around the plot, gives the property a more private and open feel than many homes of a similar style, an immediate advantage for families and those seeking a quieter setting.

The accommodation begins with a welcoming entrance hallway, leading to a modern downstairs cloakroom. The spacious lounge provides a comfortable main living space and features double doors opening through to the dining room, creating a natural flow ideal for both everyday living and entertaining.

The dining room adjoins the kitchen, offering clear potential to reconfigure the layout into an open-plan dining kitchen, subject to requirements, an increasingly popular option for modern family living. From the dining room, doors lead into a conservatory, providing an additional reception space with pleasant views over



Council Tax Band: C



## **Location – Road Heath**

Road Heath is a well-regarded residential area, particularly popular with families, thanks to its proximity to local schools, green spaces, and everyday amenities. The nearby woodland and open aspects offer a welcome balance between suburban convenience and outdoor surroundings, while road and transport links provide easy access to neighbouring towns Alsager, Sandbach and commuter routes.

## **Entrance Hall**

Having a recently installed modern composite front entrance door with obscured glazed panel and matching full length side panel. Access to first floor landing, under stairs store cupboard. Radiator.

## **Ground Floor Cloaks**

Having a modern suite comprising of low-level WC and wall mounted corner set wash hand basin. Chrome heated towel radiator, fully tiled walls and floor, recessed LED lighting to ceiling, UPVC double glazed obscured window to the side aspect.

## **Lounge**

15'3" x 11'1"

Having a UPVC double glazed window to the front aspect overlooking the adjacent Woodland. Radiator, coving to ceiling. Double glazed doors opening through to the dining room.

## **Dining Room**

10'9" x 8'3"

Having serving hatch through to the kitchen and sliding double glazed doors through to the patio. Oak style tiled flooring, radiator.

## **Conservatory**

Of UPVC construction with self cleaning glazed roof having windows to the rear inside aspect with full length glazed panels giving access onto the gardens. Tiled floor.

## **Kitchen**

9'1" x 12'0"

Having a range of shaker style wall mounted cupboard and base units with fitted worksurface over incorporating a single drainer stainless steel sink unit with mixer tap over. Space for a gas cooker, plumbing for dishwasher and washing machine, space for fridge freezer. Fitted stainless steel chimney style extractor fan, splashback tiling to walls, tiled floor, UPVC double glazed window rear entrance door to the garden. Serving hatch through to dining room.

## **First Floor Landing**

Having access to loft space.

## **Bedroom One**

10'11" into wardrobe by 10'4"

Having a UPVC double glazed window to the rear aspect, recess LED lighting to ceiling, fitted quality wardrobes to side wall with sliding doors and mirrored frontage.

## **Bedroom Two**

10'9" x 8'10"

Having a UPVC double glazed window to the front aspect overlooking the adjacent wooded area. Radiator, electric points with USB ports.

## **Bedroom Three**

8'0" x 9'3"

Having a UPVC double glazed window to the rear aspect, radiator, storage to eaves.

## **Wet Room**

8'9" x 5'10"

Having a wet room walk in open shower with thermostatically controlled shower, extractor fan, WC, pedestal wash hand basin. Part tiled walls, UPVC double glazed obscured window to the rear aspect, chrome heated towel radiator.



### Externally

Fully enclosed rear garden having an Indian stone paved patio with adjoining lawn area additional gravel patio to the head of the garden and feature defined borders. Fully enclosed by timber fence panels. External lighting, gated side access through to the front driveway and property. Access into garage.

### Detached Garage

22'7" x 8'5"

Having a metal up and over door, window to side, electric light and power, rear entrance door.

### External Continued

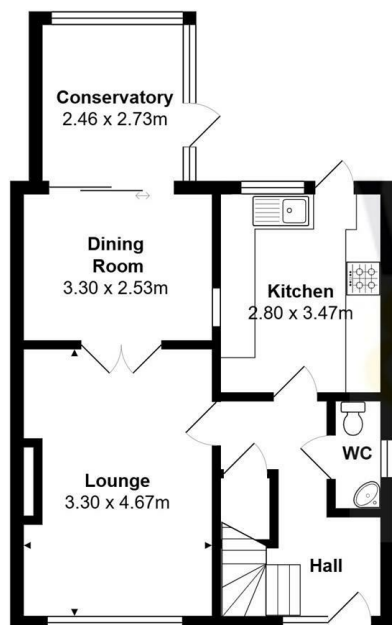
To the front of the property, there is a spacious corner side driveway allowing off-road parking for several vehicles in addition to the garage. Lawned front garden with wall boundary.



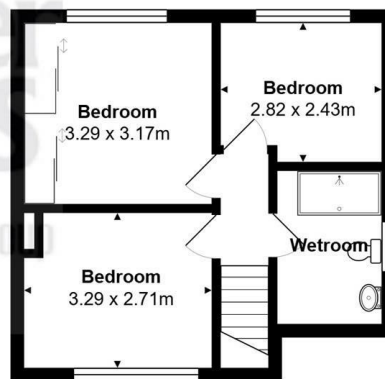






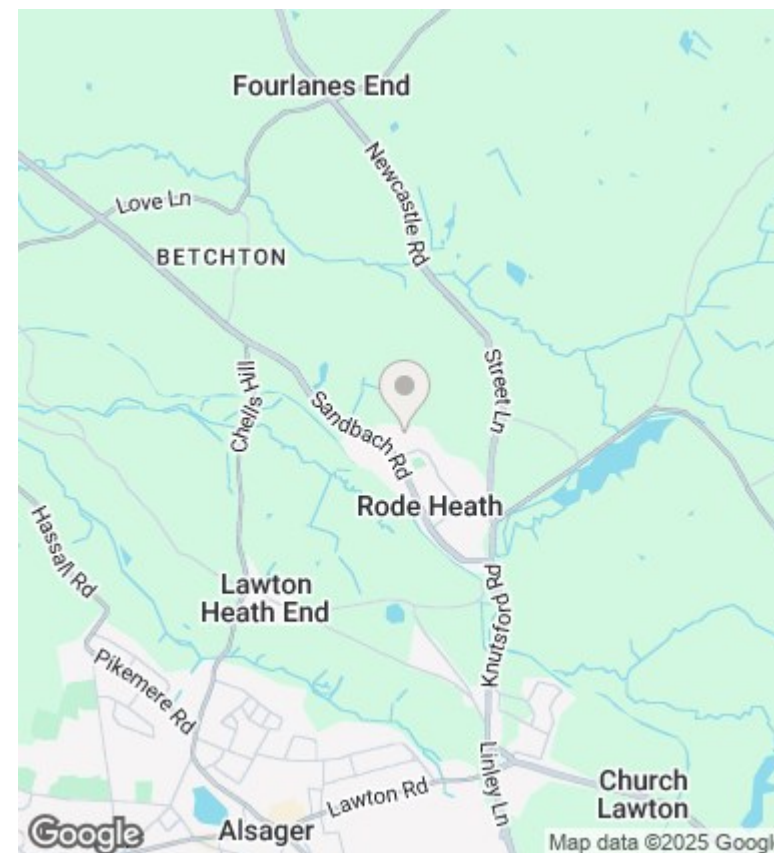


Ground Floor



First Floor

Total Area: 105.9 m<sup>2</sup>  
All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



## Directions

## Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		