Whittaker & Biggs
Est. 1930
Rostons Group







The Old Forge, 18 Main Road, Wetley Rocks, Stoke-On-Trent,

Offers Over £425,000

- Beautifully presented four-bedroom semi-detached family home, situated in the highly sought-after village of Wetley Rocks
- Finished to a high standard throughout, offering stylish and versatile accommodation ready to move straight into
- Impressive sitting/dining room extending to over 7 metres in length, featuring a charming log-burning stove
- Superb breakfast kitchen fitted with quality solid units, extensive work surfaces and a central island, ideal for family living and entertaining
- Fantastic outdoor entertainment space including a summer house with bi-fold doors, fitted bar area and a six-seat hot tub included in the sale
- Modern shower rooms located on both the ground and first floors for added convenience

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18 Main Road, Stoke-On-Trent ST9 0BH

Whittaker & Biggs would like to welcome you to The Old Forge, a delightful semi-detached house that offers a perfect blend of modern comfort and rustic charm. This impressive property boasts a spacious sitting and dining room that extends over 7 metres in length, featuring a cosy log burner that creates a warm and inviting atmosphere, ideal for family gatherings or entertaining guests.

The heart of the home is the well-appointed breakfast kitchen, fitted with high-quality solid units that provide both style and functionality. Adjacent to the kitchen, a separate utility room adds convenience to daily living, ensuring that chores are easily managed.

This residence comprises four generously sized bedrooms, providing ample space for family or guests. The property is equipped with modern shower rooms located on both the ground and first floors, offering practicality and ease for busy households.

4 2 1 D

Council Tax Band: D





Ground Floor

Entrance
8'2" x 6'9"
UPVC double glazed construction, polycarbonate roof, door to the side aspect, windows to the rear and the side aspect.

Hall
14'3" x 6'6"
Wood door with sidelight window and transom window to the rear, stairs to the first floor with runner and stair rods, radiator, UPVC double glazed window with shutters to the frontage, understairs storage cupboard.

Sitting / Dining Room
24'3" x 14'3"
UPVC double glazed French doors with sidelight windows to the rear, UPVC double glazed window to the rear, UPVC double glazed window with shutters to the frontage, log burner, exposed brick chimney breast, log store, ceiling beams, inset ceiling spotlights, radiator.

Conservatory
21'5" x 14'1" max measurement
UPVC double glazed construction, polycarbonate roof, French doors to the rear, radiator.

Breakfast Kitchen
14'3" x 10'7"
UPVC double glazed window with shutters to the frontage, UPVC double glazed window with shutters to the rear, units to the base and eye level, wood work top, island unit, space for a range cooker (Rangemaster by separate negotiation), ceramic butler sink, brass mixer tap, integral Neff dishwasher, Ciarrra extractor hood, space with storage for an American style fridge freezer, vintage style radiator, integral wine rack, ceiling beams.

Utility
6'4" x 4'11"
UPVC double glazed window to the side aspect, work top, wall units, space and plumbing for a washing machine, space for a tumble dryer, space for a freestanding fridge freezer, cupboard housing the Worcester combi boiler.

Shower Room
7'1" x 4'7"
UPVC double glazed window to the side aspect, walk-in shower enclosure, chrome fitments, rainfall shower head, pedestal wash hand basin, chrome taps, low level WC, vintage style chrome radiator and towel warmer, inset ceiling spotlights.

First Floor

Landing
Two UPVC double glazed windows to the frontage, radiator, loft hatch.

Shower Room
9'6" x 7'8" max measurement
Two UPVC double glazed windows to the rear, walk-in shower enclosure, chrome fitments, rainfall shower head, pedestal wash hand basin, chrome taps, low level WC, vintage style chrome radiator and towel warmer, over stairs storage cupboard, inset ceiling spotlights.

Bedroom One
14'7" x 14'3"
UPVC double glazed window to the frontage, UPVC double glazed window to the rear, radiator.

Bedroom Two
14'3" x 9'6" max measurement
UPVC double glazed window to the frontage, radiator.

Bedroom Three
7'10" x 11'2"
UPVC double glazed window to the rear, radiator.

Bedroom Four
7'7" x 5'10"
UPVC double glazed window to the rear, radiator.

Loft
Part boarded, pull-down-ladder, light.

Externally
To the side and rear, block paved driveway.
To the rear, summer house, areas laid to lawn, mature trees and shrubs, hedge boundary.

Summer House

20'4" x 16'1"

Aluminium powder coated bifold doors, UPVC double glazed windows to the front and rear, power and light, bar area, six seat hot tub.

AML REGULATIONS

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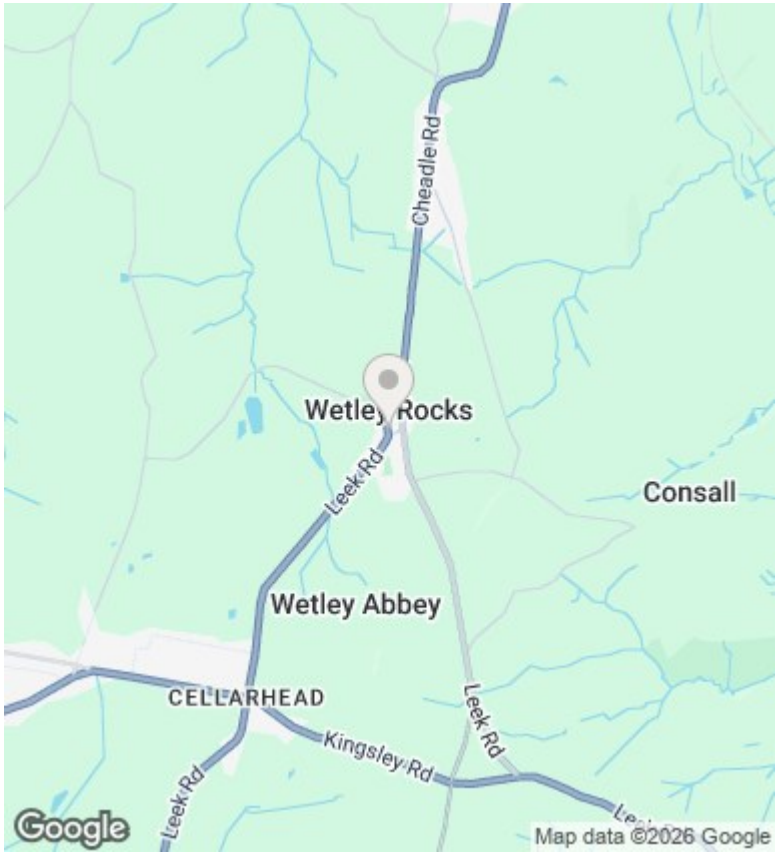








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Directions

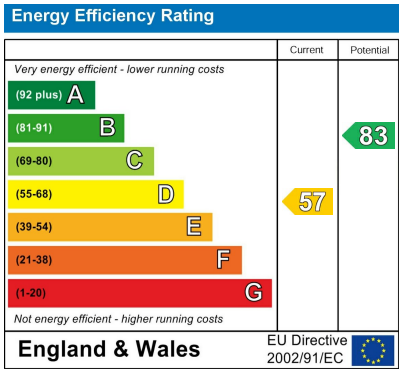
Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

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Photo Editing Disclaimer:
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