



FOLLWELLS

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21 Ashwell Road, Stoke-On-Trent - ST4 6AT

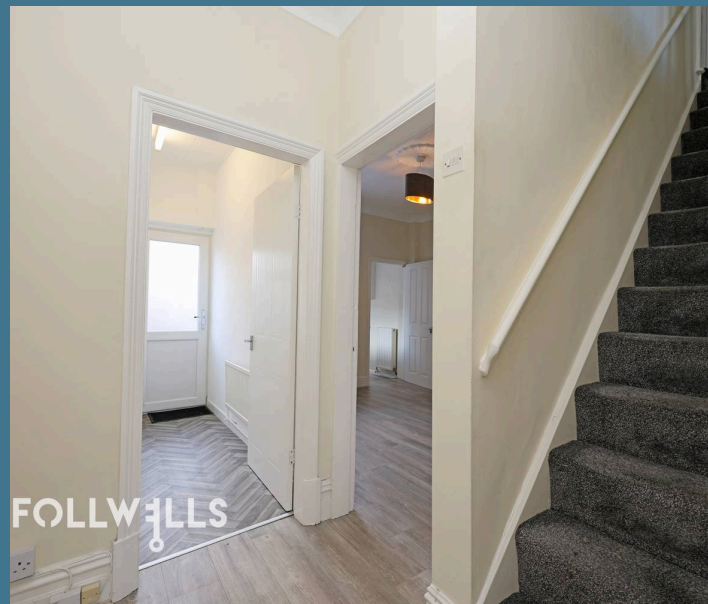
Guide Price £145,000

- Traditional and Spacious Mid Terraced House
- Presented to a Good Standard
- Two Double Bedrooms and Two Reception Rooms
- Residents Permit Parking
- Located on No Through Road
- Conveniently Located close to Royal Stoke Hospital
- No Upward Chain

A traditional mid-terraced property nestled in the vibrant and exceptionally well-connected community of Hartshill, Stoke-on-Trent. Overflowing with classic character, excellent proportions, and modern upgrades, this home stands as an enticing option for first-time buyers eager to take their first step onto the housing ladder, or buy-to-let investors looking to expand their portfolio with a low-maintenance, turn-key asset.

Upon arrival, the property commands an immediate impression with its traditional red-brick front facade. Stepping inside, you are welcomed by a surprisingly spacious internal layout that spans two well-arranged floors, totaling a generous gross internal area of approximately 83 square metres (899 sq. ft). The ground floor opens into a bright entrance hallway that connects the living spaces. To the front, you will find a charming living room (3.53m x 3.60m) featuring a substantial window that allows plenty of natural light into the space. Continuing down the hall reveals an equally impressive separate dining room (4.60m x 3.16m) offering a versatile second reception area perfect for family meals or entertaining friends.

Positioned just off the dining room is a fitted galley kitchen (3.39m x 1.71m) well appointed with modern white cabinetry and contrasting wood-effect worktops. For ultimate everyday convenience, a separate dedicated utility room (2.62m x 1.48m) sits adjacent to the kitchen, providing tucked-away space for laundry appliances and household storage. Both the kitchen and the utility room feature external doors that lead directly out to an enclosed, private rear yard. This low-maintenance courtyard offers sufficient space to set out garden furniture for alfresco dining or to fire up a summer barbecue.





Moving upstairs, a landing leads to two fantastic double bedrooms and a particularly large family bathroom. The master bedroom (2.62m x 3.99m) sits to the front and boasts full-width fitted wardrobes with sliding doors, providing abundant built-in storage space. Bedroom two is also an excellent size (5.45m x 2.33m), giving plenty of room for a bed, desk, or additional freestanding furniture. The bathroom is fitted with a suite comprising a pedestal washbasin, low-level WC, and a panelled bath with a fitted shower and glass screen above.

Location is undeniably one of this property's greatest highlights. Situated right on your doorstep on Ashwell Road is the Hartshill Medical Centre and Hartshill Pharmacy, offering peace of mind for healthcare needs. For working professionals or medical staff, the property rests within comfortable walking distance to the Royal Stoke University Hospital complex.

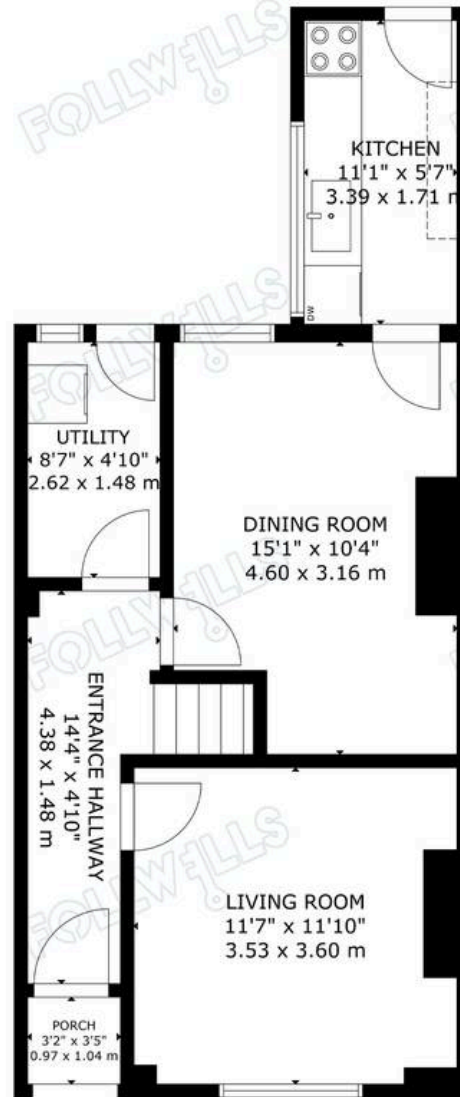
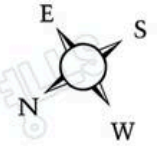
Furthermore, you are perfectly positioned between the bustling town centres of Newcastle-under-Lyme and Stoke, granting easy access to a wide selection of supermarkets, high-street retail, gyms, and cinemas. When the weekend rolls around, the vibrant local neighborhood offers a rich assortment of independent pubs, bars, and local restaurants to explore, alongside the green open spaces of nearby Hartshill Park. With major transport links and commuter routes nearby, this home truly combines neighborhood charm with ultimate urban convenience.

Council Tax band: B

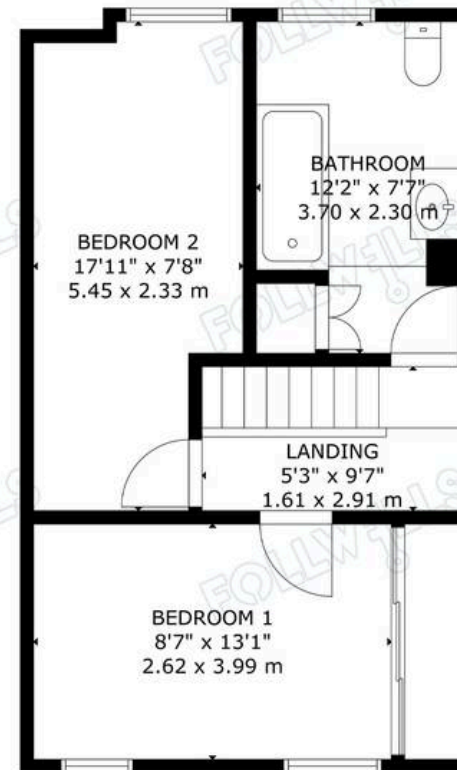
Tenure: Freehold

EPC Energy Efficiency Rating: D





GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA  
TOTAL: 83 m<sup>2</sup>/899 sq.ft  
GROUND FLOOR: 44 m<sup>2</sup>/478 sq.ft, FIRST FLOOR: 39 m<sup>2</sup>/421 sq.ft  
EXCLUDED AREAS: PORCH: 1 m<sup>2</sup>/11 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

