



44 Whitley Road

Ball Green, Stoke-On-Trent, ST6 8BD

STOP, LOOK, LISTEN.... your property search is over! I have done all the hard work for you and found the one you have been looking for. This delightful semi detached property nestled away down a quiet cul-de-sac in the popular area of Ball green is sold with no upward chain and looking for a new owner. Whitley Road offers spacious accommodation along with a sizeable plot, the accommodation comprises a lounge, fitted kitchen/diner, utility room, two double bedrooms, bathroom and separate W.C. Externally the property benefits from a large rear garden laid to lawn with a paved patio seating area offering uninterrupted views across surrounding fields. Located in Ball Green close to local amenities, schooling and countryside walks. Have I got your attention? Call today to book a viewing.

£130,000

44 Whitley Road

Ball Green, Stoke-On-Trent, ST6 8BD



- SPACIOUS SEMI DETACHED PROPERTY
- TWO DOUBLE BEDROOMS
- QUIET CUL-DE-SAC LOCATION
- LARGE LOUNGE
- BATHROOM PLUS W.C
- NO UPWARD CHAIN
- FITTED KITCHEN/DINER & UTILITY ROOM
- LARGE REAR GARDEN

GROUND FLOOR

Entrance Hall

5'8" x 3'6" (1.75 x 1.08)

The property has a upvc entrance door to the front aspect coupled with a double glazed window to the side aspect. Stairs lead to the first floor.

Lounge

14'6" x 11'2" (4.43 x 3.41)

A double glazed window overlooks the front aspect. Fireplace housing electric fire. Radiator.

Kitchen/Diner

10'5" x 10'0" (3.19 x 3.06)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and gas hob with cooker hood above and dishwasher. Pantry storage cupboard. Ceiling spotlights and radiator.

Utility Room

7'0" x 6'8" (2.15 x 2.05)

A double glazed window overlooks the side aspect coupled with an access door leading to the rear garden. Work surface areas and space and plumbing for fridge/freezer and washing machine. Open under stairs storage space.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch and airing cupboard housing central heating boiler.

Bedroom One

17'9" x 10'0" (5.43 x 3.05)

Two double glazed windows overlook the front aspect. Radiator.

Bedroom Two

11'5" x 11'4" (3.50 x 3.47)

A double glazed window overlooks the rear aspect. Fitted wardrobe and radiator.

Bathroom

5'5" x 4'9" (1.66 x 1.47)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over and wash hand basin. Partly tiled walls and radiator.

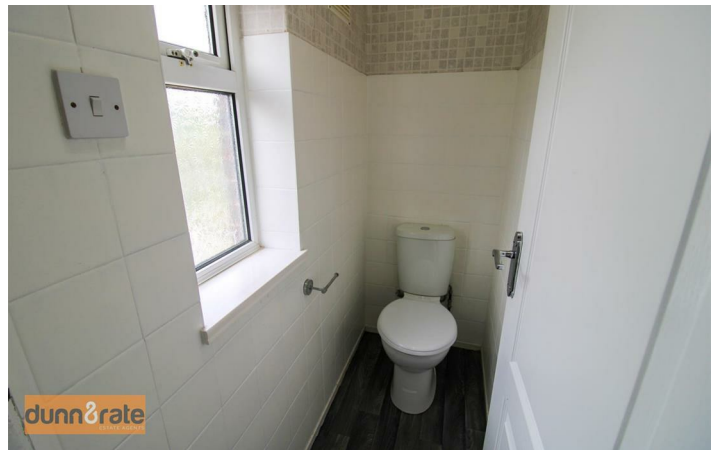
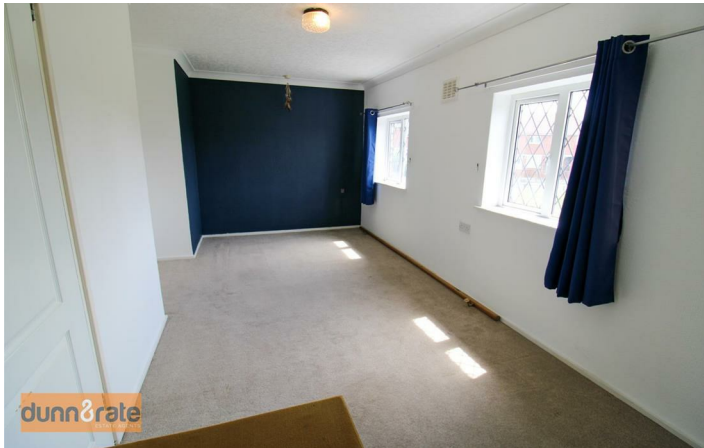
W.C

5'5" x 2'3" (1.67 x 0.71)

A double glazed window overlooks the side aspect. Partly tiled walls and low level W.C.

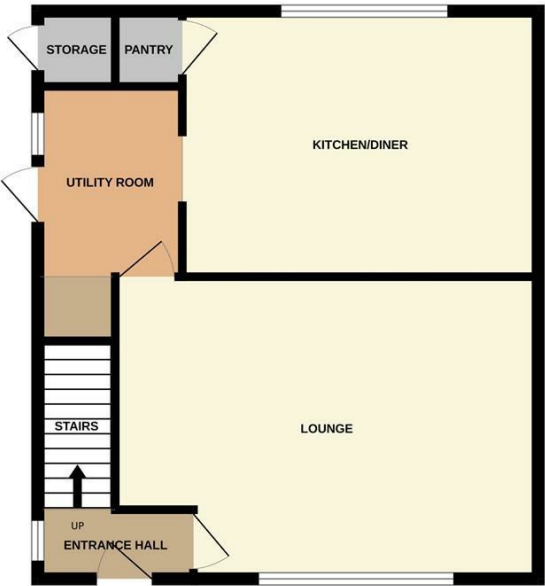
EXTERIOR

To the front the property has a lawned garden with hedge border with a pathway leading to the entrance door with shared side access gate. To the rear there is a large garden laid to lawn with paved patio areas and hedge borders. Garden shed.

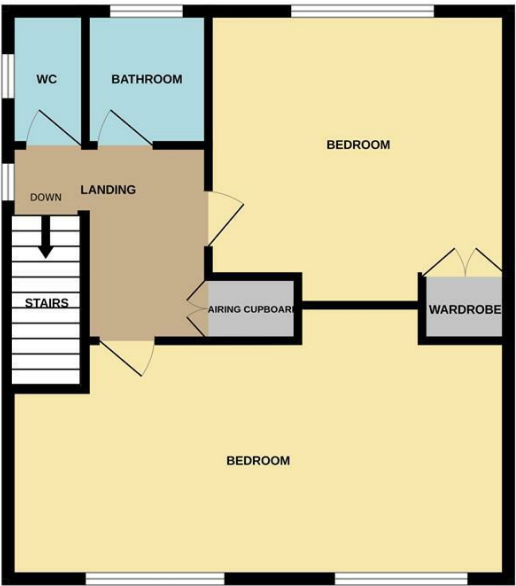


Floor Plan

GROUND FLOOR



1ST FLOOR



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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