



348 Ash Bank Road, Werrington, Stoke-On-Trent, Staffordshire, ST9

Offers In Excess Of £295,000

- Selling with no onward chain – a fantastic opportunity for a straightforward purchase
- Two spacious reception rooms – perfect for family living and entertaining
- Utility room and ground floor WC – adding everyday practicality
- Detached property with huge renovation potential – ideal for creating added value
- Rear annexe – ideal for multi-generational living, a home office, or guest accommodation
- Original character features – including parquet flooring and Bakelite door handles
- Extended to the rear – offering generous and versatile living accommodation
- Three well-proportioned bedrooms – providing comfortable family living
- Garage, horseshoe driveway, and ample off-road parking – excellent convenience and kerb appeal

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Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this detached house, built in 1935, presenting an exceptional opportunity for those seeking a property with significant renovation potential. With two spacious reception rooms, this home offers ample space for both relaxation and entertaining, making it ideal for families or those who enjoy hosting guests.

The property boasts three well-proportioned bedrooms, providing comfortable accommodation for all. The bathroom, while functional, offers the chance for modernisation to suit your personal taste. One of the standout features of this home is the extended rear annexe, which could serve a variety of purposes, from a guest suite to a home office, enhancing the versatility of the living space.



Council Tax Band: E



Ground Floor

Porch

6'11" x 2'1"

Wood glazed door with sidelight windows to the frontage.

Hall

14'11" x 6'11"

Wood glazed door with sidelight windows and stained glass transom windows to the frontage, stairs to the first floor, understairs pantry, radiator, parquet flooring.

Reception One

13'11" x 12'11" not into bay window

Aluminium double glazed bay window to the frontage, aluminium double glazed window to the side aspect, two radiators, brick fireplace, parquet flooring.

Reception Two

20'6" x 12'0"

Patio doors to the rear, two aluminium double glazed windows to the side aspect, electric fire, marble hearth and surround, wood mantel, radiator, parquet flooring.

Breakfast Kitchen

10'11" x 9'10"

UPVC double glazed window to the side aspect, units to the base and eye level, breakfast bar, electric oven and separate grill, four-ring gas hob, stainless steel sink and a half with drainer, chrome mixer tap, floor mounted gas fired Potterton boiler, tiled floor.

Utility

5'8" x 3'9"

UPVC double glazed window to the rear, space and plumbing for a washing machine, tiled floor.

WC

4'7" x 2'8"

Two internal wood glazed windows, wall mounted corner wash hand basin, chrome taps, low level WC, fully tiled.

Rear Hall

10'10" x 4'9"

UPVC double glazed door to the side aspect, wood glazed door to the frontage, two internal wood glazed windows, parquet flooring.

Annexe

23'10" x 11'9"y max measurement

UPVC double glazed window to the frontage, UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, radiator, wall and base kitchen units.

First Floor

Landing

Wood glazed stainless steel arched window to the side aspect.

Bedroom One

12'11" x 11'9"

Aluminium double glazed bay window to the frontage, fitted wardrobes, radiator.

Bedroom Two

13'6" x 11'2"

UPVC double glazed window to the rear, wall mounted wash hand basin, chrome taps, fitted wardrobes and dressing table.

Bedroom Three

9'7" x 8'5" max measurement

Aluminium double glazed window to the frontage, built-in storage cupboard.

Bathroom

7'10" x 6'7"

UPVC double glazed window to the rear, panel bath, chrome taps, shower over, chrome fittings, storage cupboard, airing cupboard housing the hot water tank.

WC

3'11" x 2'7"

Wood glazed window to the side aspect, low level WC, radiator, fully tiled.

Externally

To the frontage, horseshoe driveway, hedge boundary, mature trees and shrubs.

To the rear, paved raised patio, area laid to lawn, hedge and fence boundary, mature trees and shrubs.

Garage

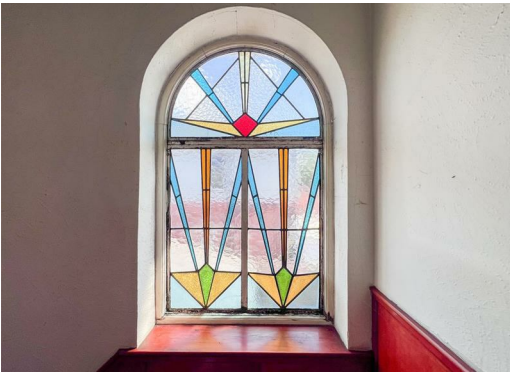
14'11" x 9'6"

Wood concertina door to the frontage, wood glazed window to the rear, power and light.

AML REGULATIONS

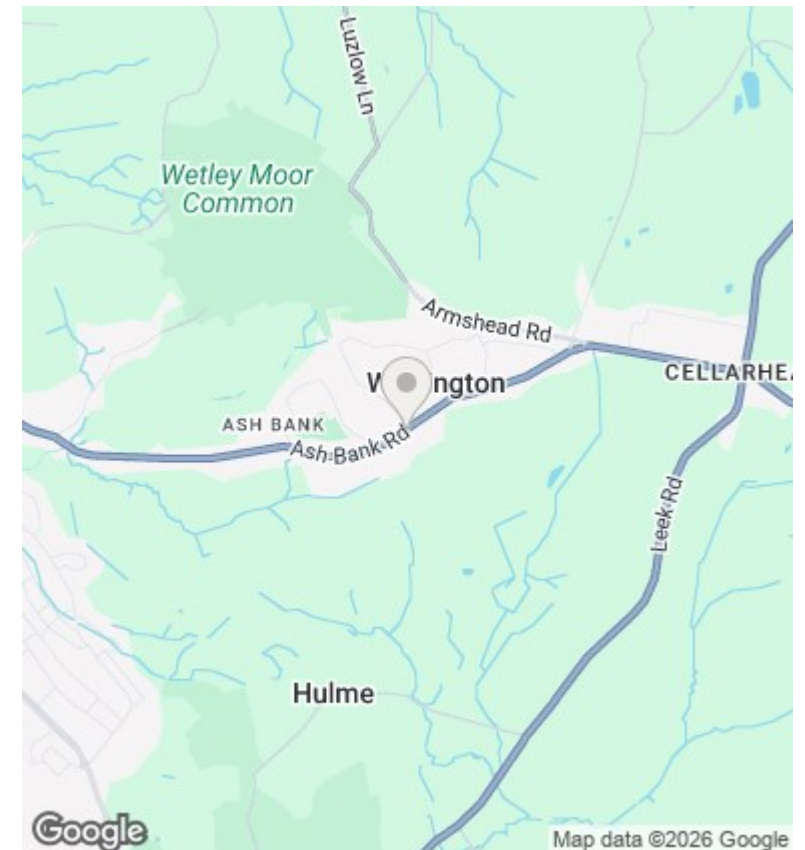
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.
Made with Miroplan 6/2020



Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		