

18 Wenger Crescent, Trentham, Stoke-On-Trent, Staffs, ST4 8LE



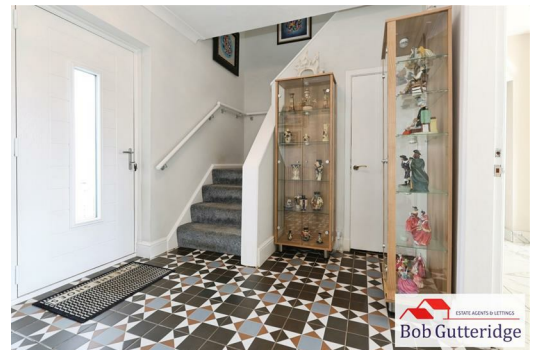
Freehold Offers in excess of £330,000

Bob Gutteridge Estate Agents are delighted to present to the market this desirable and generously proportioned detached home, ideally located within the highly sought-after area of Trentham. Perfectly positioned for access to Trentham Gardens and the retail village, the property also enjoys close proximity to local shops, schools and everyday amenities, making it an excellent choice for families and lifestyle buyers alike. This attractive home offers a superb balance of space and modern comfort, benefitting from Upvc double glazing and gas combination central heating throughout. The well-planned and versatile accommodation comprises a welcoming entrance hall, an impressive through lounge featuring bi-fold doors that open onto the rear garden, creating a seamless indoor-outdoor living experience. Further ground floor accommodation includes a separate dining room, a stylish modern fitted kitchen/breakfast room with integrated appliances plus a skylight dome, and an additional sitting room/home office—ideal for those working from home or requiring flexible living space. A convenient downstairs WC completes the ground floor. To the first floor, the property continues to impress with three generously sized bedrooms along with a contemporary shower room. Externally, the home occupies a generous plot, boasting well-stocked and established gardens to both the front and rear, providing a private and picturesque setting ideal for relaxation and entertaining.

A truly wonderful home offering space, versatility and a prime location—early viewing is highly recommended to fully appreciate everything this property has to offer.

ENTRANCE HALL

With composite double glazed frosted front access door, coving to ceiling, pendant light fitting, double panelled radiator, Minton style ceramic tiled flooring, stairs to first floor landing, door to under-stairs storage cupboard providing ample domestic storage space, and doors leading off to rooms including:



THROUGH LOUNGE 6.40m x 3.61m (21'0" x 11'10")

With Upvc double glazed window to front, Upvc double glazed bi-fold doors to rear, two pendant light fittings, two modern double vertical radiators, double panelled radiator, feature wall mounted log effect electric fire, TV aerial connection point, BT and Sky Q connection points (subject to usual transfer regulations), and power points.



DINING ROOM 3.61m x 3.15m (11'10" x 10'4")

With Upvc double glazed bi-fold doors to rear, pendant light fitting, smoke alarm, eight LED spotlight fittings, modern vertical double radiator, ceramic tiled flooring in a marble effect, power points, and access leading off to:



FITTED KITCHEN / BREAKFAST ROOM 4.14m x 3.35m (13'7" x 11'0")

With Upvc double glazed window to rear, composite double glazed frosted side access door, Upvc double glazed skylight dome, a range of base and wall mounted high gloss grey storage cupboards providing ample cupboard and drawer space, square edge work surfaces in a marble effect, inset four ring Indesit induction hob with extractor hood above and glazed splashback, integrated fan assisted oven with microwave above, integrated dishwasher, integrated fridge/freezer, modern vertical radiator, LED spotlight fittings, marble effect tiled flooring, and power points.



HOME OFFICE / SITTING ROOM 3.99m + recess x 2.64m (13'1" + recess x 8'8")

With Upvc double glazed windows to front and side aspects, seven spotlight fittings, wall mounted electric heater, modern oak effect laminate flooring, power points, and recessed utility area with plumbing for automatic washing machine, space for stacked condenser dryer, base units, and additional power points. Access leads off to:



DOWNSTAIRS WC 1.40m x 1.14m (4'7" x 3'9")

With two spotlight fittings, extractor fan, a white suite comprising low level dual flush WC and pedestal sink unit with mixer tap, double panelled radiator, and tile effect flooring.



FIRST FLOOR LANDING

With Upvc double glazed window to side, access to loft space, pendant light fitting, and doors leading off to rooms including:



BOILER ROOM / STORAGE ROOM

Housing an Ariston HE Evo gas combination boiler providing domestic hot water and central heating, along with additional storage space

BEDROOM ONE (FRONT) 3.61m x 3.61m (11'10" x 11'10")

With Upvc double glazed window to front, pendant light fitting, panelled radiator, and power points.



BEDROOM TWO (REAR) 3.61m x 2.74m (11'10" x 9'0")

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points, and double doors revealing built-in wardrobe providing ample hanging and storage space.



BEDROOM THREE 2.82m x 2.34m reducing to 1.98m (9'3" x 7'8" reducing to 6'6")

With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.



FIRST FLOOR SHOWER ROOM 2.29m x 1.63m (7'6" x 5'4")

With two Upvc double glazed frosted windows to rear, Aqua boarding to walls and ceiling, four spotlight fittings including extractor, modern vertical towel radiator, and a suite comprising dual flush WC, vanity sink unit, and corner glazed shower cubicle with thermostatic shower and finished with oak effect laminate flooring.



EXTERNALLY



FORE GARDEN

Bounded by concrete post and timber fencing along with garden brick walls, a paved driveway provides off road parking, lawn section with a wealth of mature shrubs and plants to border and access alongside the property via a metal gate to;



ENCLOSED REAR GARDEN

Bounded by concrete post and timber fencing, a paved area provides ample patio and sitting space, tiered down with a lawn section with paved pathways to border along with a wealth of mature and established shrubs and plants to borders plus a further patio area and garden greenhouse.



COUNCIL TAX

Band 'D' amount payable to City of Stoke-on-Trent Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

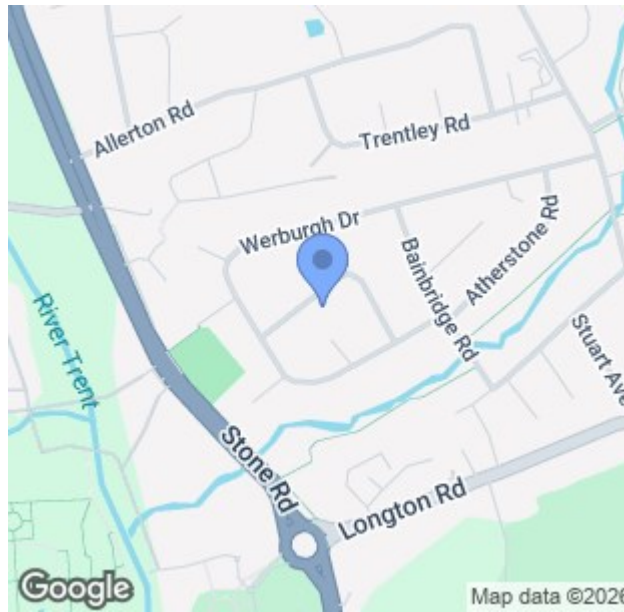
Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

