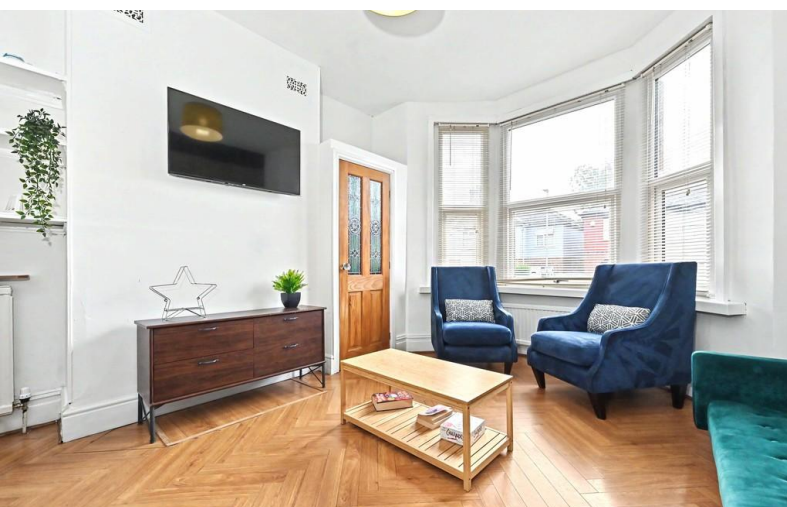


WITHDRAWN



Cauldon Road, Shelton, Stoke-on-Trent

4 Bedrooms, 2 Bathroom, Mid Terraced House

Offers In Excess Of £199,995



Cauldon Road, Shelton, Stoke-on-Trent

4 Bedrooms, 2 Bathroom

Offers In Excess Of £199,995

- No Chain
- Near university and local schools
- Two flexible reception rooms
- Kitchen with dining space
- Ideal for families or investors

OVERVIEW This four-bedroom terraced house is for sale in Shelton, offering flexible accommodation across two reception rooms, a kitchen with dining space, and two bathrooms. The layout suits a range of buyers, including first-time buyers, families, investors and those seeking university accommodation, given the property's convenient position for local education and amenities.

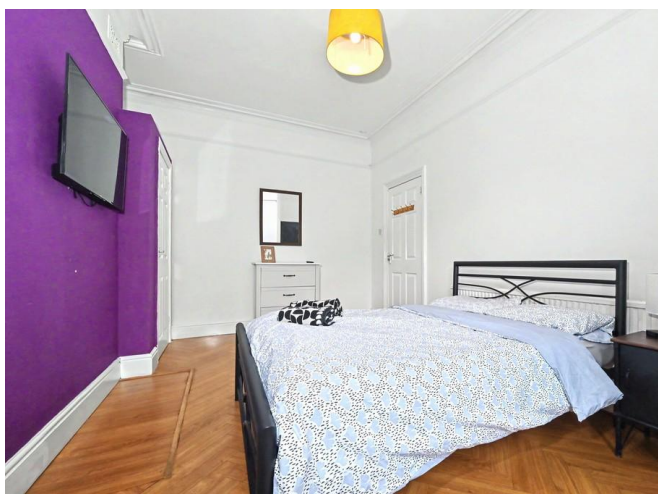
The house is well placed for access to Stoke-on-Trent's local shops, supermarkets and everyday services, with a variety of cafés, takeaways and independent businesses found along nearby high streets. Green spaces are within easy reach, including local parks that provide play areas, walking routes and open lawns for outdoor recreation.

The area benefits from nearby schools at primary and secondary level, making the property a practical option for family living. The proximity to educational facilities and the university also makes it a suitable choice for student sharers or an investment purchase.

Public transport links are accessible, with Stoke-on-Trent railway station within reach by a short drive or bus journey. From there, regular services run to destinations such as Manchester, Birmingham and London, with journey times to Manchester typically around 45–60 minutes and to Birmingham around 50–70 minutes, depending on service. Local bus routes connect the surrounding neighbourhoods with the city centre and other parts of the Potteries, supporting both commuting and leisure travel.

Overall, this four-bedroom terraced house for sale combines multiple living spaces with convenient access to amenities, education and transport in the Stoke-on-Trent area.

ENTRANCE HALL 24' 2" x 5' 10" (7.38m x 1.78m)





Entered via a composite front door, stairs to first floor, radiator.

LOUNGE 12' 11" x 12' 10" (3.94m x 3.92m) Bay window to the front elevation, radiator.

RECEPTION ROOM 16' 10" x 10' 6" (5.15m x 3.21m) Window to the rear elevation, radiator.

KITCHEN/DINER 22' 3" x 10' 4" (6.80 m x 3.15m) Fitted with a range of wall and base units with worksurface over which incorporates a sink unit and drainer, integrated oven and hob, with extractor fan over, space for appliances, door giving access to rear garden, two windows to side elevation.

UTILITY ROOM 4' 9" x 2' 8" (1.45m x 0.82m)

SHOWER ROOM 5' 1" x 4' 9" (1.56m x 1.45m) 3 piece suite in white, shower cubicle, low level WC, sink unit, heated towel rail, window to the side elevation.

CELLAR 12' 6" x 6' 1" (3.82m x 1.87m)

LANDING 29' 2" x 5' 10" (8.90m x 1.78m)

BEDROOM 11' 0" x 10' 4" (3.37m x 3.15m) Window to the rear elevation, radiator.

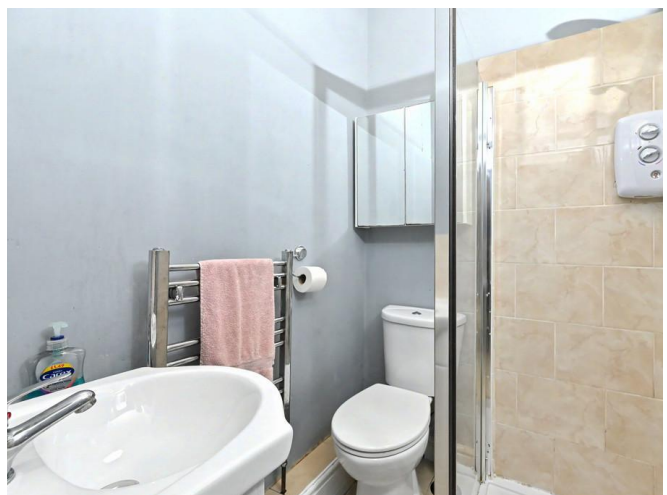
BEDROOM 13' 11" x 10' 6" (4.25m x 3.21m) Window to the rear elevation, storage, radiator.

BEDROOM 12' 11" x 12' 10" (3.94m x 3.92m) Window to the front elevation, storage, radiator.

BEDROOM 9' 4" x 3' 11" (2.87m x 1.21m) Window to the front elevation, radiator.

WC 5' 2" x 2' 11" (1.60m x 0.91m) Window to the side elevation low level WC, raditaor.

BATHROOM 7' 5" x 7' 0" (2.28m x 2.15m) Window to the side elevation, bath with shower over, sink, airing cupboard.

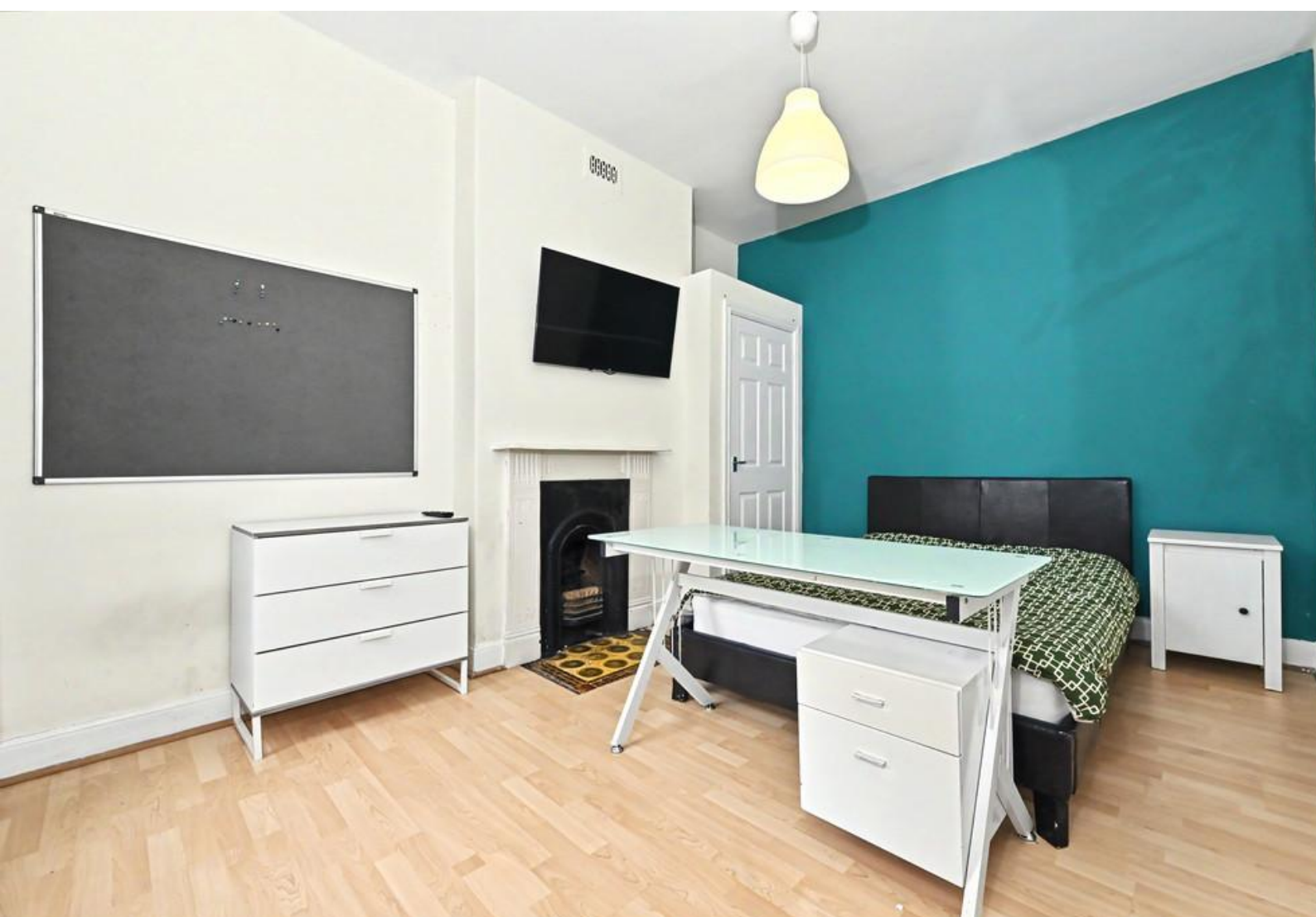


EXTERNAL To the front of the property, there is a forecourt leading to the front door. To the rear of the property there is gated rear yard.

AGENTS NOTES
Martin and Co are required by law to conduct an Anti Money Laundering check on all buyers of a property. There will be a charge of 54.00 including VAT per person. This is non refundable and payable in advance . This charge covers the cost of the Anti Money laundering and Compliance check.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.