



FOLLWELLS

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20 James Grundy Avenue, Trentham - ST4 8ZE

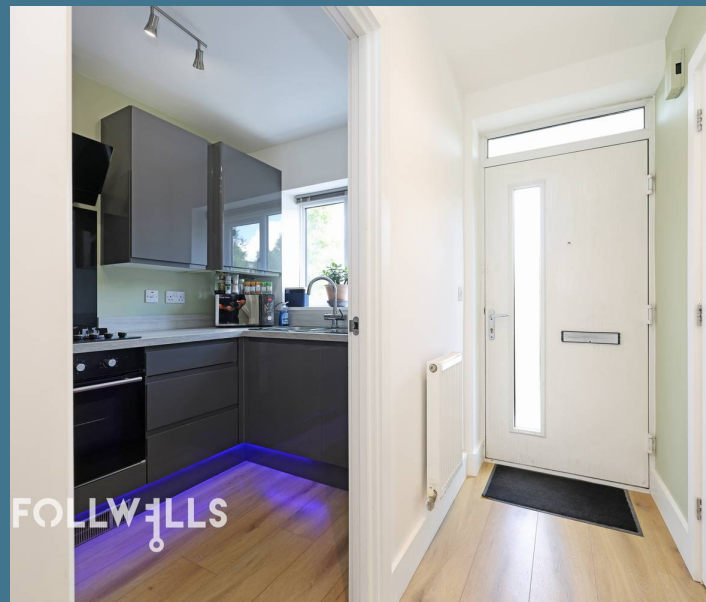
Offers Over £200,000

- Two Bedroom Semi-Detached House
- Very Well Presented Throughout
- Conservatory Added to Rear
- Off Road Parking for Three Vehicles & Further Shared Space
- Convenient and Well Regarded Location
- No Upward Chain

Situated in a quiet cul-de-sac on the sought-after Trentham Lakes Estate, this modern property is presented to a high standard throughout. Offering turn-key accommodation and offered for sale with no upward chain, this attractive home represents an ideal opportunity for first-time buyers, downsizers, professional couples or even buy to let investors.

Upon entry, a welcoming reception hall fitted with quality oak-effect flooring—which extends seamlessly across the ground floor—provides access to a cloakroom/WC, the kitchen, and the principal living areas. The kitchen has been refitted with a range of contemporary gloss grey units and includes an integrated electric oven, a four-ring gas hob with a fitted extractor hood, and an integrated dishwasher, with further space available for an upright fridge freezer and plumbing for a washing machine. To the rear, the bright and airy sitting room features useful under-stairs storage and glazed double doors opening directly into a substantial conservatory. This impressive extension significantly enhances the living space and offers pleasant views over the rear garden.

The first-floor accommodation comprises two well-proportioned double bedrooms, both of which benefit from built-in wardrobes. Serving the bedrooms is a stylishly refitted family bathroom featuring a clean white suite with a bath and overhead shower, wash hand basin, and WC.





Externally, the house occupies a larger-than-average plot. To the front, off-road parking is provided for up to three vehicles, complemented by access to a shared visitor space. The plot extends down the side of the property to afford ample room for a garden shed, while the private rear garden is predominantly laid to lawn with neatly maintained shrub borders and sturdy timber panel fencing.

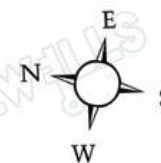
James Grundy Avenue is conveniently located for easy access to major transport links across The Potteries and beyond. A wide range of amenities is close at hand, including an Aldi supermarket, the Hem Heath pub, and the BOD Trentham café bar. The ever-popular Trentham Gardens & Shopping Village and Trentham Golf Club are also nearby, making this an ideal location for modern living. Internal viewing is highly recommended to fully appreciate the space, standard of finish, and extended plot on offer.

Council Tax band: B

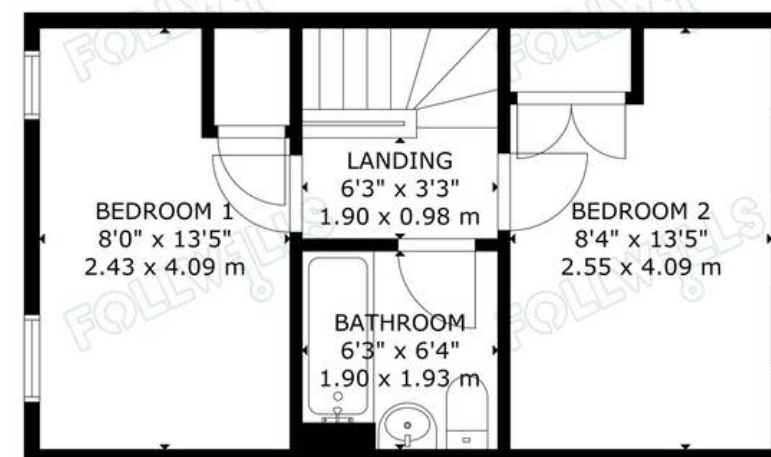
Tenure: Freehold

EPC Energy Efficiency Rating: C





GROUND FLOOR



FIRST FLOOR