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ESTATE AGENTS & LETTINGS
Bob Gutteridge

11 Tagus Grove, Bradwell, Newcastle, Staffs, ST5 8FA

Freehold £200,000

Bob Gutteridge Estate Agents are delighted to bring to the market this modern-day semi-detached home, built by Seddon Homes, situated on this popular residential development in Bradwell. The property is ideally placed for local amenities whilst also offering good road links to the A34. This desirable home is being sold with the advantage of an NHBC certificate and, as expected, benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises an entrance hall, downstairs WC, modern fitted kitchen, and open-plan lounge/dining room. To the first floor are two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a first-floor family bathroom. Externally, the property offers off-road parking to the frontage for approximately two vehicles, whilst to the rear is an enclosed, low-maintenance garden. The agents are also delighted to confirm that this property is offered to the market with the added benefit of No Vendor Upward Chain !

Viewing is highly recommended to fully appreciate the modern accommodation, desirable residential development, and convenient Bradwell location this attractive home has to offer.

ENTRANCE HALL

With composite front access door with inset peephole, pendant light fitting, battery-operated smoke alarm, double panelled radiator, herringbone-design vinyl cushion flooring, two power points, wall-mounted Honeywell thermostat, stairs to first floor landing, and doors leading off to rooms including:

DOWNSTAIRS WC 1.78m x 0.97m (5'10" x 3'2")

With Upvc double-glazed frosted window to front, extractor fan, pendant light fitting, wall-mounted sink unit with chrome mixer tap above, built-in dual flush WC, ceramic wall tiling, panelled radiator, and herringbone-design vinyl cushion flooring.

MODERN FITTED KITCHEN 3.05m x 2.18m (10'0" x 7'2")

With Upvc double-glazed window to front, four LED spotlight fittings, extractor fan, heat detector, a range of base and wall-mounted storage cupboards providing ample domestic cupboard and drawer space, round-edge work surface with built-in bowl and a half stainless steel sink unit with chrome mixer tap above, built-in AEG four-ring brushed stainless steel gas hob unit with oven beneath plus extractor hood above, glazed splashback, herringbone-design vinyl cushion flooring, plumbing for automatic washing machine, space for fridge/freezer, double panelled radiator, power points, and an Ideal Logic gas combi boiler providing the domestic hot water and central heating systems.

LOUNGE / DINING ROOM 4.52m maximum x 4.06m (14'10" maximum x 13'4")

With Upvc double-glazed patio doors to rear, Upvc double-glazed window to rear, pendant light fitting, battery-operated smoke alarm, two panelled radiators, TV aerial connection point, BT telephone point (subject to usual transfer regulations), herringbone-design vinyl cushion flooring, power points, and door to understairs storage cupboard providing ample domestic storage space.

FIRST FLOOR LANDING

With three-lamp light fitting, access to loft space, battery-operated smoke alarm, power points, and access leading off to rooms including:

BEDROOM ONE (FR0NT) 3.05m reducing to 2.41m x 3.76m maximum (10'0" reducing to 7'11" x 12'4" maximum)

With Upvc double-glazed window to front, pendant light fitting, double panelled radiator, TV aerial connection point, BT telephone extension, wood panelling to wall, wall-mounted Honeywell thermostat, power points, and door to built-in storage cupboard providing ample domestic storage space. Door provides access off to:

EN-SUITE SHOWER ROOM 1.80m maximum x 1.78m maximum (5'11" maximum x 5'10" maximum)

With Upvc double-glazed frosted window to front, three LED spotlight fittings, extractor fan, ceramic floor tiling, and a modern white suite comprising wall-mounted sink unit with chrome mixer tap above, walk-in shower enclosure with thermostatic direct flow shower, built-in dual flush WC, chrome towel radiator, and vinyl cushion flooring.

BEDROOM TWO (REAR) 3.38m x 2.31m (11'1" x 7'7")

With Upvc double-glazed window to rear, pendant light fitting, panelled radiator, wood panelling to walls, and power points.

FIRST FLOOR BATHROOM 1.93m maximum x 2.11m (6'4" maximum x 6'11")

With Upvc double-glazed frosted window to rear, four LED spotlight fittings, extractor fan, electric shaver socket, modern chrome towel radiator, vinyl cushion flooring, ceramic splashback tiling, and a three-piece suite comprising built-in dual flush WC, pedestal wall-mounted sink unit with chrome mixer tap above, and panelled bath unit with chrome mixer tap above.

EXTERNALLY

FORE GARDEN

With a double tarmac driveway providing ample off-road parking for two vehicles, shrubs to borders, and access leading alongside the property via a garden timber gate to:

ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing, with paved area providing ample domestic patio and sitting space, artificial grassed area providing ease of maintenance, and stone chippings to borders, also providing ease of maintenance.

COUNCIL TAX

Band 'B' amount payable to Newcastle-under-Lyme Borough 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 or 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.

Tagus Grove, Newcastle

Ground Floor First Floor

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

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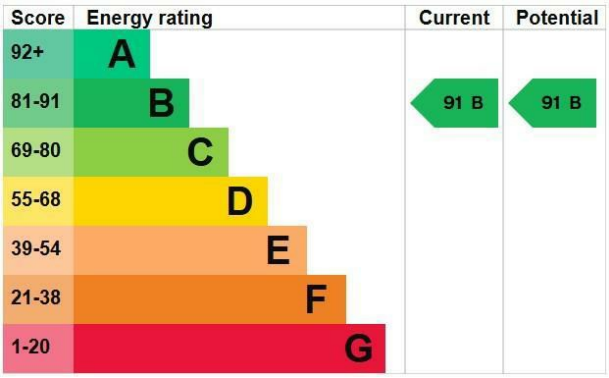

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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

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