



ESTATE AGENTS

... the key to a successful move



Keys Estate Agents

Wilfred Place, Hartshill, Stoke-On-Trent, ST4 7LL

**Offers in the
region of
£250,000**

* Generous four-bedroom Town House

* Two versatile reception rooms – perfect for family life, entertaining, or a home office

* Contemporary fitted kitchen with dining space

* Family bathroom

* Excellent commuter links via A34, A500, and M6

Wilfred Place, Hartshill, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

Set within the ever-popular Hartshill district, this attractive four-bedroom townhouse offers spacious and flexible living across two floors. With two reception rooms, a modern fitted kitchen, and well-proportioned bedrooms, it's an ideal home for families, professionals, or those seeking a property with strong rental potential.

The ground floor feature, Welcoming hall with staircase leading to the first floor and access to ground floor rooms, Reception Room One: A bright and inviting lounge overlooking the front aspect, ideal for formal entertaining or a quiet retreat.

Reception Room Two: A flexible second living space that could serve as a family room, playroom, or dedicated home office. Kitchen/Dining Area: A modern fitted kitchen, offering a range of base and wall units, integrated appliances (where applicable), and ample space for dining – making it the heart of the home.

To the first floor are four spacious bedrooms which are ideal for the growing family, there is also a family bathroom.

The home is beautifully positioned close to local amenities, well-regarded schools, and the Royal Stoke University Hospital, while excellent road and rail links make commuting to neighbouring towns and cities effortless.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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For illustration purposes only. Do not scale.



Wilfred Place, Hartshill FLOOR PLAN



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