



ESTATE AGENTS

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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

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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 features a 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.



Wilfred Place, Hartshill, Stoke-On-Trent,



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

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |

For illustration purposes only. Do not scale.



Wilfred Place, Hartshill FLOOR PLAN



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