



9 Mayfair Grove, Endon, Stoke-On-Trent, ST9 9HP

Offers In The Region Of £390,000

- Selling with NO CHAIN! – ready for a smooth and straightforward move
- Fully renovated and thoughtfully extended to the rear, offering stylish, contemporary living
- Separate garden room featuring Crittall-style doors, a solid roof and a stylish media wall – perfect as a second living space or entertaining area
- Detached family home tucked away in a desirable cul-de-sac location within the catchment for all Endon schools
- Three spacious double bedrooms, ideal for families and guests
- Spacious entrance hall providing a versatile additional space for a home office or work area
- Enjoy far-reaching views over the neighbouring countryside
- Impressive open-plan kitchen, living and dining space with bi-fold doors
- Contemporary first-floor bathroom, finished in a modern style

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Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this fully renovated, detached family home, offering a blend of modern living and serene countryside views. With three well-proportioned bedrooms and a stylish bathroom, this property is ideal for families seeking comfort and convenience.

Upon entering, you are greeted by a spacious entrance hall that provides a versatile area, perfect for a home office or work area. The heart of the home is the impressive open-plan kitchen, living, and dining space. This area is bathed in natural light, thanks to the bi-fold doors to the side aspect that seamlessly connect the indoors with the substantial view beyond, making it an excellent space for entertaining or simply enjoying the tranquil surroundings.

The separate garden room, featuring elegant Crittall-style doors, offers a unique retreat, perfect for hobbies or quiet contemplation.



Council Tax Band: D



Ground Floor

Entrance / Office

11'3" x 9'10" max measurement

UPVC double glazed door to the side aspect, UPVC double glazed window to the frontage, radiator, inset ceiling spotlights, stairs to the first floor, WC off.

WC

3'11" x 2'7"

UPVC double glazed window to the side aspect, low-level WC, vanity wash hand basin, black mixer tap, inset ceiling spotlight.

Kitchen

10'9" x 8'5"

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, units to the base and eye level, electric fan assisted oven, Lamona ceramic hob, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, integral under counter freezer, integral under counter fridge, peninsula breakfast bar, understairs storage cupboard, black vertical column radiator, inset ceiling spotlights, cupboard housing the Worcester combi boiler.

Living / Dining

18'11" x 16'0" max measurement

UPVC double glazed bi-fold doors to the side aspect, black vertical column radiator, standard radiator., UPVC double glazed Crittal style doors with sidelight windows to the rear, wood glazed window to the rear, media wall, electric fire, inset ceiling spotlights, multiple charging points.

Garden Room

18'11" x 8'9"

Solid roof, UPVC double glazed door to the rear, two UPVC double glazed windows to the rear, UPVC double glazed window to the side aspect, media wall, electric fire, radiator, inset ceiling spotlights.

First Floor

Landing

UPVC double glazed window to the side aspect, radiator, loft hatch, oak and metal balustrade.

Bathroom

7'10" x 5'6"

UPVC double glazed window to the side aspect, panel bath, black mixer tap, shower over, black fittings, rainfall showerhead, vanity wash hand basin, black waterfall mixer tap, low level WC, black ladder radiator, inset ceiling spotlights.

Bedroom One

11'8" x 9'11"

UPVC double glazed window to the rear, radiator.

Bedroom Two

10'5" x 9'11"

UPVC double glazed window to the frontage, radiator.

Bedroom Three

8'9" x 7'11"

UPVC double glazed window to the rear, radiator.

Externally

To the frontage, block paved driveway, area laid to lawn, gravelled area, gated access to the rear.

To the rear, paved patio, mainly laid to lawn, fence boundary, timber shed, mature trees and shrubs, views of the neighbouring fields.

Garage

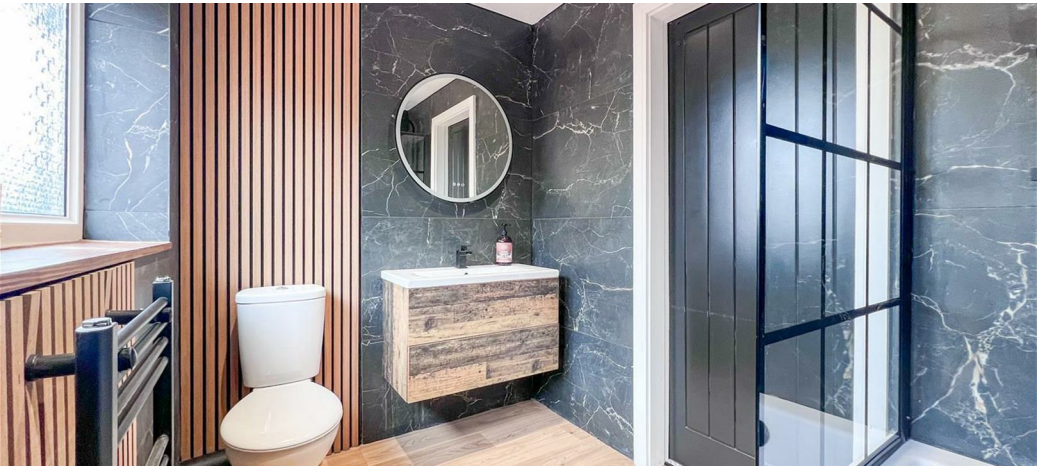
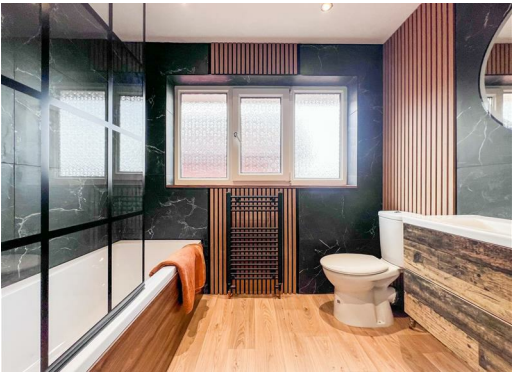
17'7" x 8'6"

Brick construction, new wood double doors to the frontage, UPVC double glazed French doors to the rear, power.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.





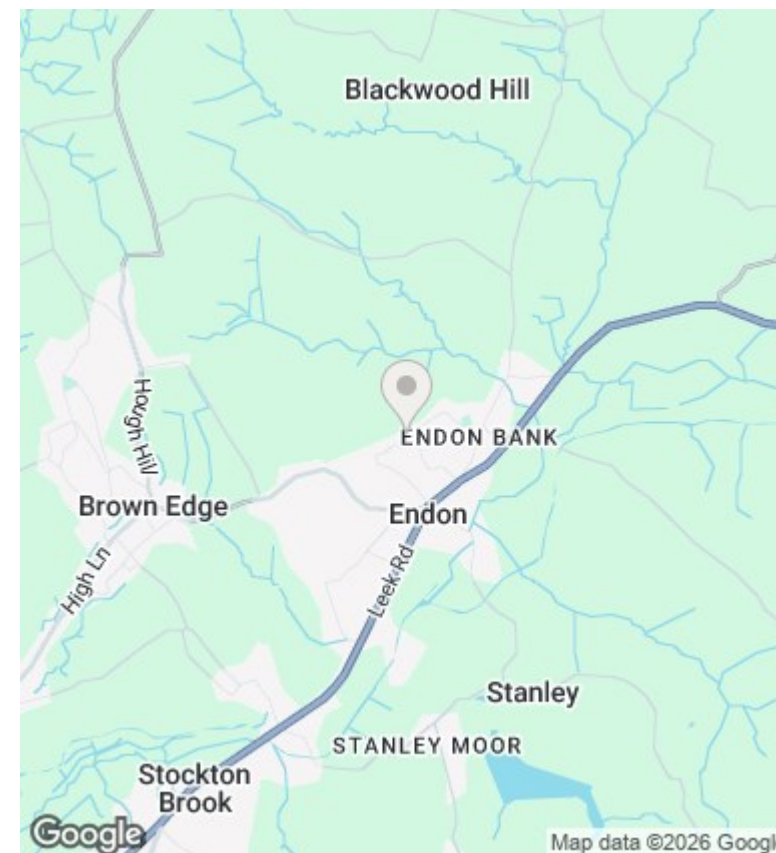


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Photo Editing Disclaimer:

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Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

D

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