



Cemetery Road | Shelton | Stoke-on-Trent | ST4 2DL

£240,000

BEAUTIFUL PERIOD PROPERTY, POPULAR AND CONVENIENT LOCATION, NO UPWARD CHAIN. This very well presented, period listed property boasting a wealth of character is conveniently situated within easy reach of local amenities, commuter and transport networks. The property is currently registered for office use with extensive office space over two floors. There is the potential to apply for change of use to a residential dwelling, offering purchasers the opportunity to create their ideal home (subject to necessary planning consent). Viewings are strongly recommended.



## Property Description

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### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE PORCH

##### HALLWAY

##### RECEPTION AREA

14' 6" x 8' 5" (4.42m x 2.57m)

##### OFFICE

7' 11" x 7' 2" (2.41m x 2.18m)

##### OFFICE

12' 2" x 6' 11" (3.71m x 2.11m)

##### OFFICE

15' x 14' 2" (4.57m x 4.32m)

##### CORRIDOR

##### OFFICE

13' 9" x 12' 1" (4.19m x 3.68m)

##### KITCHEN

11' 6" x 9' 4" (3.51m x 2.84m)

##### LADIES & GENTS TOILETS

#### CELLAR

23' 2" x 8' 4" (7.06m x 2.54m)

### FIRST FLOOR

##### OFFICE

14' x 12' 1" (4.27m x 3.68m)

##### OFFICE

15' 9" x 13' 11" (4.8m x 4.24m)

##### OFFICE

14' 2" x 12' 11" (4.32m x 3.94m)

##### STORE

6' 7" x 6' (2.01m x 1.83m)

### EXTERIOR

Externally there is a car park providing ample parking for several vehicles, enclosed courtyard/patio and useful brick built outbuildings.

### VIRTUAL TOUR

<https://my.360picture.uk/tour/lt-the-old-registry-shelton>

### GENERAL INFORMATION

#### Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

#### Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

#### Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

## Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

## VAT

VAT is applicable at the prevailing rate.

## Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

## Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

## Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

## PLANNING

We recommend that all interested parties make their own enquiries to the local authority in order to satisfy themselves that their proposed use is authorised.





Louis Taylor

GROSS INTERNAL AREA  
TOTAL: 197 m<sup>2</sup>/2,127 sq ft  
BASEMENT: 16 m<sup>2</sup>/176 sq ft, GROUND FLOOR: 105 m<sup>2</sup>/1,135 sq ft  
FIRST FLOOR: 76 m<sup>2</sup>/816 sq ft  
EXCLUDED AREAS: STORE: 13 m<sup>2</sup>/139 sq ft, COURTYARD: 11 m<sup>2</sup>/118 sq ft  
ALL DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

360  
PICTURE UK

## Tenure

Freehold

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

[www.louistaylor.co.uk](http://www.louistaylor.co.uk)

[newcastle@louis-taylor.co.uk](mailto:newcastle@louis-taylor.co.uk)

01782 622677

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements