



## 21 Baddeley Green Lane, Stoke-On-Trent, Staffordshire, ST2 7LL

Offers In The Region Of £185,000

- Semi detached bungalow
- Fully enclosed south east facing rear garden
- Fully double glazed with combi boiler
- Two double bedrooms
- Popular residential area
- Velux skylights and sun tunnel
- Sitting room and conservatory with log burner
- Within the catchment area for Endon schools
- Council tax band B



# 21 Baddeley Green Lane, Stoke-On-Trent ST2 7LL

Whittaker & Biggs are delighted to offer to the market this semi-detached bungalow on Baddeley Green Lane. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a peaceful retreat.

The sitting room features a lovely conservatory, complete with a log burner, creating a warm and cosy atmosphere for those chilly evenings. The addition of Velux skylights in the second bedroom and bathroom, along with a sun tunnel in the kitchen, ensures that natural light floods the home, enhancing its bright and airy feel.

The property boasts a south-east facing garden, a true gem for outdoor enthusiasts. Here, you will find two established fan palm trees, adding a touch of tropical elegance to your outdoor space. This garden is perfect for enjoying sunny afternoons or hosting gatherings with friends and family.



Council Tax Band: B



## **Hall**

23'3" x 2'8"

Composite double glazed door to the frontage, inset ceiling spotlights, UPVC double glazed window with blinds to the side aspect, loft hatch, radiator.

## **Bedroom One**

10'4" x 10'4"

UPVC double glazed window to the frontage, cast iron ornamental fireplace, radiator, inset ceiling spotlights, storage recess.

## **Bedroom Two**

10'4" x 9'10"

Velux skylight, inset ceiling spotlights, radiator, airing cupboard housing the Baxi combi boiler.

## **Bathroom**

10'2" x 5'0"

Velux skylight, panel bath, chrome telephone style mixer tap with hand held shower attachment, shower over, chrome fittings, pedestal wash hand basin, chrome mixer taps, low level WC, inset ceiling spotlights, extractor fan, tiled floor, radiator.

## **Kitchen**

14'3" x 6'0"

UPVC double glazed window with blinds to the side aspect, sun tunnel, inset ceiling spotlights, base units, solid wood work top, ceramic induction hob, Neff electric fan assisted oven, ceramic sink and a half with drainer, brass

mixer tap with spray attachment, space for a freestanding fridge freezer, space and plumbing for a washing machine.

## **Sitting Room**

14'3" x 8'8"

Inset ceiling spotlights, radiator.

## **Conservatory**

11'6" x 10'2"

UPVC double glazed construction, polycarbonate roof, French doors to the rear, radiator, log burner.

## **Loft**

Part boarded.

## **Externally**

To the frontage, area laid to lawn, fence boundary, gated access to the rear.

To the rear, decked area, paved area, artificial lawn, fence boundary, timber shed, timber pergola, two established fan palm trees.













Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given to their operability or efficiency can be given.  
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## Directions

## Viewings

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

## Council Tax Band

B

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 82        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 62      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |