

206 Grindley Lane, Blythe Bridge, Stoke-on-Trent ST11 9JS
Offers around £425,000

Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents &Valuers

A distinctive, individually designed detached bungalow on a substantial plot in Blythe Bridge.
Making an impressive first impression, this established detached bungalow combines characterful accommodation with generous grounds and a desirable non-estate setting.
The block-paved driveway provides ample on-site parking space and leads to a detached garage, while the brick boundary wall, neatly clipped hedge and established planting create an attractive approach.
Inside, a welcoming entrance hall leads to a bright and inviting lounge, where a bay window and second UPVC window draw in natural light. A white Adam-style fireplace with inset, hearth and fitted gas fire provides an elegant focal point, while decorative coving adds a finishing touch. From here, an inner passage with sliding doors opens into the conservatory—a lovely place to relax and enjoy a view of the garden, with double patio doors leading directly outside.
The kitchen and adjoining dining area offer a practical, sociable arrangement, complemented by wooden cabinetry, contrasting cream worktops and leaded-glass display cupboards. A separate utility room provides additional everyday convenience and storage.
A further passage leads to three bedrooms, including a principal bedroom with fitted wardrobes, overhead storage and a dedicated dressing area, together with its own en-suite shower room. Bedroom two also benefits from fitted furniture, while bedroom three is a well-sized double room. A good-sized family bathroom completes the accommodation.
To the rear, a block-paved patio provides an inviting setting for outdoor dining and entertaining, with a further paved area leading to the summerhouse. Gravelled sections and mature shrubs add both practicality and established greenery.
Conveniently positioned for the A50 Stoke-to-Derby link road and the M6 motorway network, this appealing home offers a rare combination of individual design, spacious living and established grounds. *NO UPPER CHAIN*







The Accommodation Comprises:

Entrance Hall
22'0" x 3'5" (6.71m x 1.04m)
A welcoming entrance hall, entered through a wood-effect composite front door and finished with attractive wooden flooring. A radiator provides comfort, while doors lead to the principal rooms and a built-in cupboard offers useful storage.

Lounge
11'0" x 17'10" (3.35m x 5.44m)
A beautifully light and inviting lounge, where a feature bay window and a second UPVC window fill the room with natural light. An elegant white Adam-style fireplace creates a charming focal point, complete with inset, hearth and fitted gas fire. Decorative coving adds a refined finish, while wooden doors open through to the adjoining room.

Inner Passage
3'4" x 21'0" (1.02m x 6.40m)
The inner passageway has a radiator and aluminium sliding doors opening into the conservatory.

Conservatory
8'8" x 11'7" (2.64m x 3.53m)
A lovely space overlooking the rear garden, with wood-effect framing, brick walls and a practical vinyl floor. A radiator makes it comfortable year-round, while double patio doors open directly onto the rear patio and garden.

Kitchen/ Dining Area
8'10" x 13'1" (2.69m x 3.99m)
Combining traditional character with practical everyday appeal, this welcoming kitchen/dining area features wooden cabinetry, elegant cream worktops and coordinating drawer units with classic knob handles. Leaden glass-fronted display cupboards provide an attractive feature, while the glass splashback and extractor hood frame the space for a freestanding cooker, which may be included by separate negotiation.
An inset sink with a stainless-steel swan-neck mixer tap sits beneath a UPVC double-glazed window, bringing natural light into the room. Tiled flooring and matching part-tiled walls offer a durable, easy-to-maintain finish. A radiator and a glazed wooden door to the hallway complete the space.

Utility Room
8'10" x 5'10" (2.69m x 1.78m)
A well-appointed utility room, fitted with an inset stainless-steel sink and useful base cupboard. A UPVC double-glazed window provides natural light, while plumbing for an automatic washing machine and a vent for a tumble dryer make laundry easy to manage. The room also houses a wall-mounted Vaillant gas central-heating boiler, which supplies hot water and heating to the radiators, and benefits from a built-in storage cupboard.

Rear Inner Passage
Having the traditional wooden flooring and radiator.

Bedroom One
10'11" x 11'1" (3.33m x 3.38m)
The principal bedroom, featuring a full-length fitted wardrobe suite with generous overhead storage. Matching bedside cabinets with shelving behind sit either side of the bed, with fitted lighting above, while a coordinating dressing area provides space for a seat. A UPVC double-glazed window and radiator complete the room.

En-Suite Shower Room
5'10" x5'4" (1.78m x1.63m)
Having a corner shower enclosure with a plumbed-in shower, wash-hand basin set above a vanity unit and a low-flush WC. Tiled walls and a heated towel radiator complete the space.

Bedroom Two
15'9" x 8'10" (4.80m x 2.69m)
A well-presented bedroom with two UPVC double-glazed windows and a radiator. Cream fitted bedroom furniture includes wardrobes, bedside drawers and drawer units, together with a dedicated dressing area.

Bedroom Three
11'9" x 7'10" (3.58m x 2.39m)
A generously proportioned third bedroom, offering comfortable double-room accommodation. The room benefits from a UPVC double-glazed window and radiator.

Family Bathroom
5'5" x 9'11" (1.65m x 3.02m)
Fitted with a panelled bath, mixer tap and shower over, complemented by a glass side screen. The suite also includes a pedestal wash-hand basin with mixer tap, low-flush WC and bidet. Tiled walls and flooring provide a coordinated finish, while a radiator and UPVC double-glazed window complete the room.

Outside
Set on a substantial plot, the property makes an impressive first impression. A block-paved driveway provides ample on-site parking space which leads to a detached garage with a metal up-and-over door. The front garden is framed by a brick boundary wall, a neatly trimmed hedge and fencing to either side.
The rear garden offers an inviting space for relaxing and entertaining. A block-paved patio provides room for outdoor seating, while a slabbed area leads to the summerhouse. Gravelled sections, a washing line and mature shrubs add practicality and established greenery, completing this appealing outdoor space.

Services
All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure
We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing
Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.


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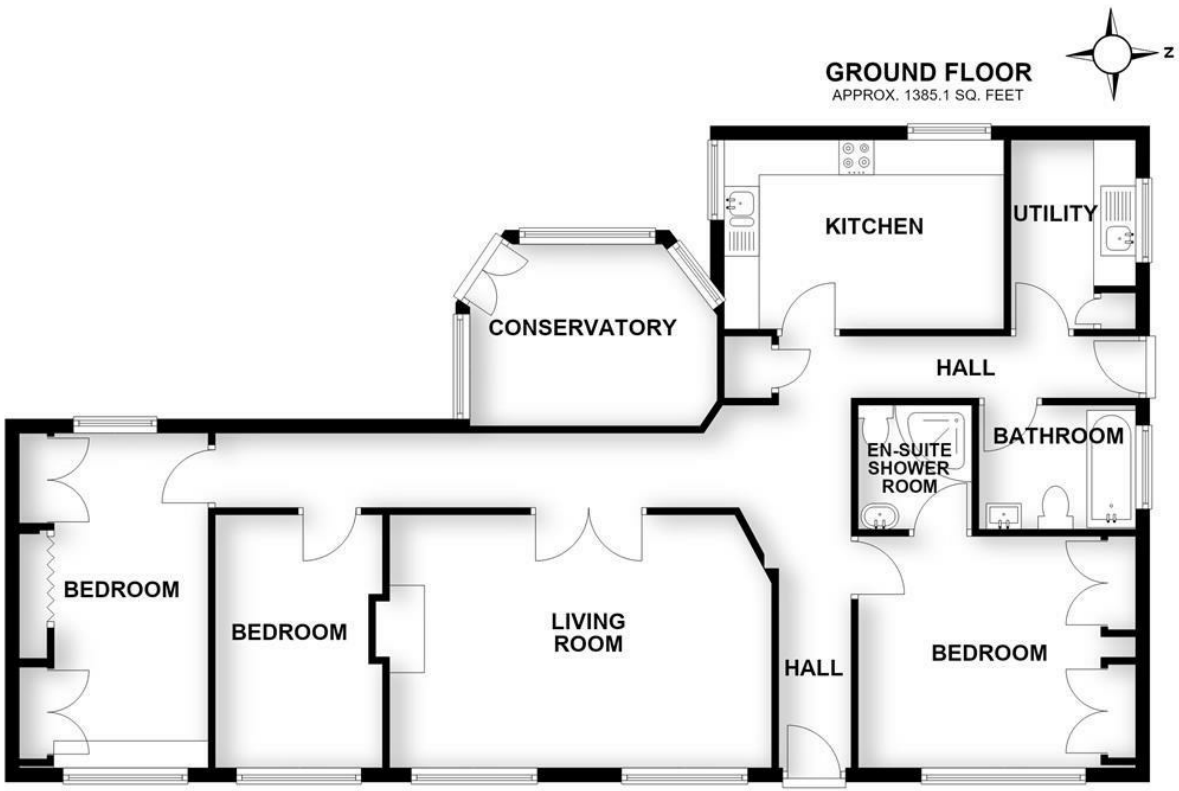



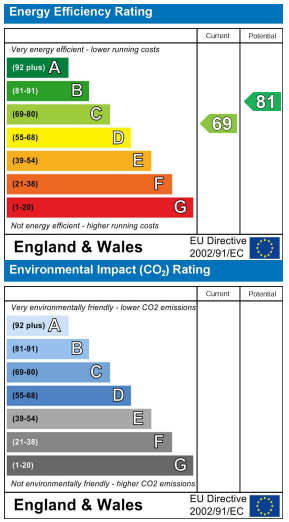

TOTAL AREA: APPROX. 1385.1 SQ. FEET

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Plan produced using PlanUp.

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