



Swallow Hill School Road, Bagnall, Stoke-On-Trent, ST9 9JP

Asking Price £475,000

- Spacious 4-bedroom link-detached family home in a highly desirable residential location
- Well-presented accommodation offering generous living space throughout
- Two versatile reception rooms, ideal for family living and entertaining
- Large kitchen diner providing an excellent hub for modern family life
- Principal bedroom benefiting from a private en-suite shower room
- Contemporary family bathroom serving the remaining bedrooms
- Four well-proportioned bedrooms offering flexible accommodation
- Gas-fired central heating and double glazing for year-round comfort
- Driveway providing off-road parking leading to an integral garage
- Conveniently located close to local amenities, schools, and transport links

Swallow Hill School Road, Stoke-On-Trent ST9 9JP

Whittaker & Biggs would like to welcome you to this delightful family home on School Road, Bagnall. Built in 1982, the property boasts a spacious layout, featuring two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the large kitchen diner, ideal for family gatherings and culinary adventures.

With four well-proportioned bedrooms, this residence caters to families of all sizes. The principal bedroom is a true retreat, complete with a private en-suite shower room, ensuring a touch of luxury and privacy. The additional bedrooms are versatile, perfect for children, guests, or even a home office.

Outside, the property benefits from a driveway that provides off-road parking, leading to an integral garage, offering both convenience and security. The location is highly desirable, with local amenities, schools, and transport links just a stone's throw away, making daily life effortless.



Council Tax Band: E



Ground Floor

Hall

Radiator, stairs to the first floor, storage under the stairs, WC.

Sitting Room

14'3" x 12'0"

UPVC double glazed window to the front, radiator, built in speakers, inset for flat screen TV, feature fire gas in with a tiled hearth, timber mantel, built-in storage cupboards and shelving.

Reception Two

14'11" x 7'3"

UPVC double glazed window to the front, radiator, access to the integral garage.

Kitchen Diner

25'4" x 8'5"

UPVC double glazed patio doors to the rear, UPVC double glazed door to the side, two UPVC double glazed windows to the rear, stainless steel sink and a half with drainer, chrome mixer tap, integral Bosch dishwasher, AEG electric fan assisted oven and grill, integral full length fridge, built in storage, integral freezer, Lamona built in microwave, breakfast bar with AEG five ring hob with extractor above, inset built in bin storage, inset downlights, wall mounted anthracite radiator.

WC

1'11" x 1'11"

Low level WC, corner sink with chrome mixer tap, UPVC double glazed window to the side.

Integral Garage

16'10" x 7'2"

Up and over electric door, UPVC double glazed window to the rear, wall mounted Worcester gas fired central heating boiler, space and plumbing for a washing machine and dryer, stainless steel sink with chrome mixer tap.

First Floor

Landing

UPVC double glazed window to the side, loft access, airing cupboard with immersion heated tank.

Bedroom One

12'1" x 11'6"

UPVC double glazed window to the front, radiator, built in wardrobes, en-suite.

En-suite

8'8" x 4'9"

Walk-in shower enclosure with chrome fitment, low level WC , vanity wash hand basin, chrome mixer tap, partly tiled, inset down light, extractor fan, chrome heated ladder radiator, Velux style window located to the front.

Bedroom Two

9'2" x 8'5"

Radiator, UPVC double glazed window to the rear.

Bedroom Three

8'6" x 8'0"

Radiator, UPVC double glazed window to the rear.

Bedroom Four

9'6" x 8'10"

Radiator, UPVC double glazed window to the front, built-in shelving and desk.

Bathroom

6'7" x 5'2"

Built-in cistern WC, panel bath, chrome mixer tap with shower attachment, vanity wash hand basin, chrome mixer tap, chrome heated ladder radiator, partly tiled, UPVC double glazed window to the rear, inset down light and extractor fan.

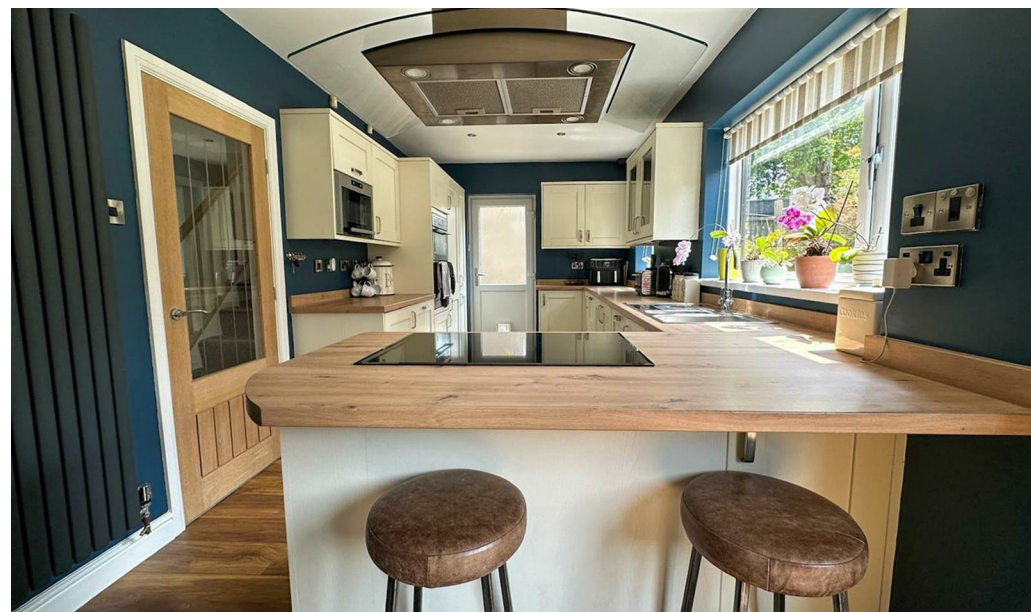
Externally

To the front, block paved driveway, area laid to lawn, well stocked borders, access to the garage, gated access to the side, EV charger.

To the rear, paved patio, area laid to lawn, mature trees and shrubs, timber shed.

AML REGULATIONS

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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

Viewings

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

Council Tax Band

E

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