FOR SALE







Wilding Road, Ball Green, Stoke-on-Trent

4 Bedrooms, 2 Bathroom, Detached House

Auction Guide Price £150,000

MARTIN&CO



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- **Tenant in situ investment opportunity**
- **For sale by auction**
- **Master bedroom with ensuite**
- **Family bathroom with bath and shower**
- **Garage for parking or storage**



AUCTION DETAILS For Sale by Auction. Live stream auction 4th November 6:30PM. Bidding will be available by either online bidding, telephone or proxy If you wish to bid, please register online via the Auction Hammer website auctionhammermidlands.co.uk using the Register to Bid tab. Call 01782 262880 to view

OVERVIEW For sale by auction, this detached 4-bedroom house in Ball Green, Stoke-on-Trent, offers well-proportioned accommodation and is sold with a tenant in situ, making it suitable for investors seeking a ready-made rental opportunity.

The ground floor features a spacious lounge diner providing a central living and dining space, alongside a spacious kitchen diner offering room for everyday cooking and mealtimes. There is also access to a garage, adding useful storage or parking options.

Upstairs, the master bedroom benefits from an ensuite, while three further bedrooms provide additional sleeping or study space. A family bathroom with both bath and shower serves the remaining bedrooms.

Ball Green sits on the northern edge of Stoke-on-Trent, within reach of local shops and amenities in nearby Norton and Smallthorne, as well as larger retail and leisure facilities in Hanley and Festival Park by car. Open green spaces and local playing fields are accessible in the surrounding area of the Staffordshire Moorlands, offering walking routes and outdoor recreation.

Public transport links include bus services towards Hanley and other parts of the city. Stoke-on-Trent railway station, accessible by car or bus, provides services to destinations such as Manchester and Birmingham, with journey times from around 45–60 minutes depending on the service, and London from



around 90 minutes on faster trains.

This 4-bedroom detached house for sale by auction presents an investment option with an existing tenant in situ, combining a spacious internal layout with access to wider city and regional connections.

LOUNGE/DINER 18' 11" x 11' 11" (5.78m x 3.64m) Entered via a UPVC front door. Lounge area to the left with a bay window to the front elevation, feature fireplace. Dining area to the right with a window to the front elevation and a radiator.

DINING ROOM 13' 11" x 9' 4" (4.25m x 2.85m) Two windows to the rear elevation, stairs to first floor, radiator.

KITCHEN 12' 7" x 10' 3" (3.85m x 3.13m) Fitted with wall and base units with worktop over, sink unit with drainer, integrated oven, hob with extractor hood over, space for appliances, French patio doors leading to the garden, radiator.

GARAGE 12' 7" x 11' 7" (3.85m x 3.54m) Access door from the kitchen

BEDROOM ONE 9' 11" x 9' 6" (3.04m x 2.91m) Window to the front elevation, built in storage, ensuite, radiator.

BEDROOM STORAGE 9' 6" x 2' 11" (2.91m x 0.91m) Built in storage in the master bedroom

ENSUITE 5' 8" x 5' 4" (1.75m x 1.65m) Shower and hand wash basin

BEDROOM TWO 8' 10" x 8' 10" (2.71m x 2.71m) Window to the front elevation, radiator.

BEDROOM THREE 11' 3" x 9' 5" (3.44m x 2.89m) Two windows to the rear elevation, radiator.

BEDROOM FOUR 12' 7" x 8' 8" (3.86m x 2.65m) Window to the rear elevation, radiator.

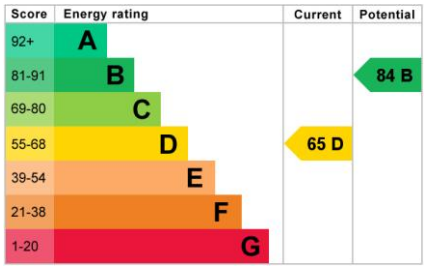




BATHROOM 11' 10" x 6' 9" (3.61m x 2.08m) 4-piece suite comprising; low level WC, hand wash basin, bath and shower. Window to the front elevation.













All measurements are approximate and for display purposes only

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