STEPHENSON BROWNE

Willowcroft Way, Harriseahead, Stoke-On-Trent ST7 4YZ

5 2 2 C

Offers Over £425,000

DESCRIPTION

Stephenson Browne are thrilled to offer for sale this spectacular detached residence on Willowcroft Way! A fine example of a family home, this is a property that is sure to tick all of the boxes. Tucked away in the corner of the close, our subject home enjoys a quiet outlook, what's not to love?!

The ground floor is is configured practically, with plenty of space for all of the family. The kitchen boasts oak work surfaces and includes a variety of integrated appliances. Additionally, there is the convenience of a breakfast bar. The living room and dining room are open plan, allowing for plenty of natural light to come in. The living room features a fireplace and sliding doors leading to the rear garden. The ground floor is completed by a versatile office/snug and downstairs W.C.

To the first floor, there are four well proportioned bedrooms, all of which are able to accommodate a double bed. The principle suite enjoys a modern en-suite with an array of high quality fixtures and fittings. The family bathroom services the rest of the home, and features a bath with a separate shower head.

One of the true highlights of this home is the rear garden, which includes a lawn, block paved patio and a sheltered seating area. This

home benefits from being tucked away in the corner of the close, making the garden an ideal place to enjoy the peace and quiet after a long days work! To the front of the property, there is ample driveway parking and a detached single garage, and a pod point (electric car charger).

Are you looking for your forever home? Look no further! Call us today on 01270 883130.

ROOM DESCRIPTIONS

Entrance Hall
Composite Door with display panel and window at the side.

Downstairs W.C.
Low level wash hand basin and W.C. Modesty glass window.

Kitchen Diner
12'11" x 10'2"
Solid oak surfaces, space for an American style fridge freezer. Drinks rack. Variety of wall and base units. Double cupboard housing boiler in addition to space for tumble dryer. Chrome mixer tap. Bay with French doors leading to garden. Integral dishwasher. Rangemaster Cooker and Fridge Freezer are included.

Living Room
15'1" x 11'10"
Radiator. Sliding glass doors leading to rear garden space. Fireplace. Open plan to dining room.

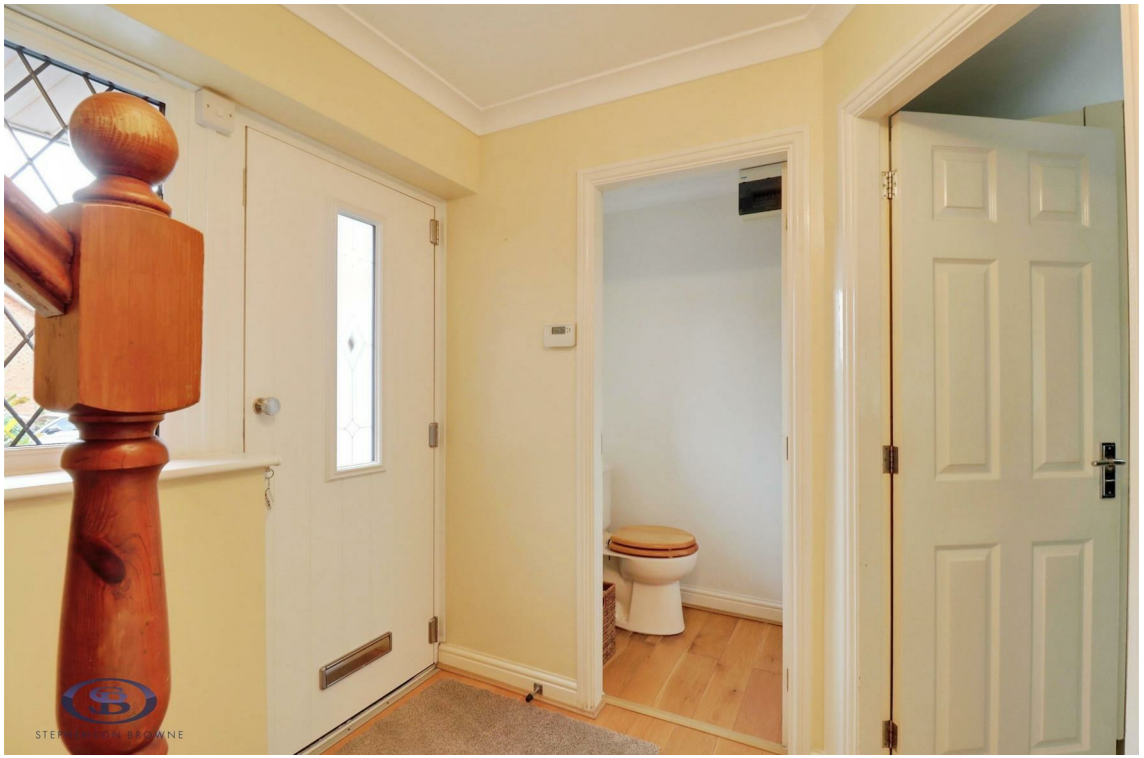
Dining Room
11'10" x 10'0"
Radiator. Bay window looking over driveway.

Office
16'11" x 8'3"
Radiator. Window overlooking front garden.

Principle Bedroom
11'7" x 9'9"
Fitted cupboard. Radiator. Window overlooking rear garden. Access to en-suite off.

En-Suite
9'1" x 3'1"
Chrome mixer tap with cabinet below. Low level W.C. Chrome ladder radiator. Solid oak door. Shower with large tray having been extended slightly. Recess in shower cubicle wall for toiletries.

Bedroom Two
12'4" x 10'0"
Comfortable double bedroom. Radiator. Window overlooking front.



Dressing Room
6'8" x 6'3"
Used for access to bedroom three.

Bedroom Three
16'10" x 8'3"
Smaller Double Room. Window overlooking front. Radiator. Recess behind door useful for wardrobe space.

Bedroom Four
9'5" x 8'5"
Double room. Radiator. Window overlooking rear garden.

Family Bathroom
8'5" x 5'7"
Bath with shower head. Wash hand basin with fitted cabinetry to base and wall level.

Externally
Well maintained rear garden with block paved patio. Lawn and sheltered seating area.

Detached Single Garage

Alsager AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Freehold Tenure
We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

Council Tax Band
The council tax band for this property is C.

NB: Copyright
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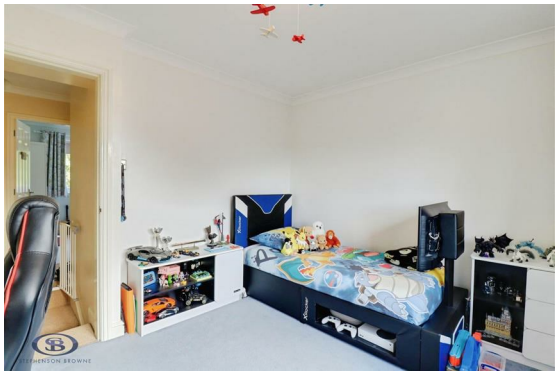

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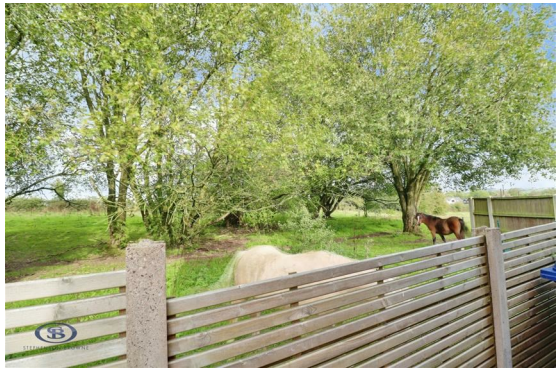

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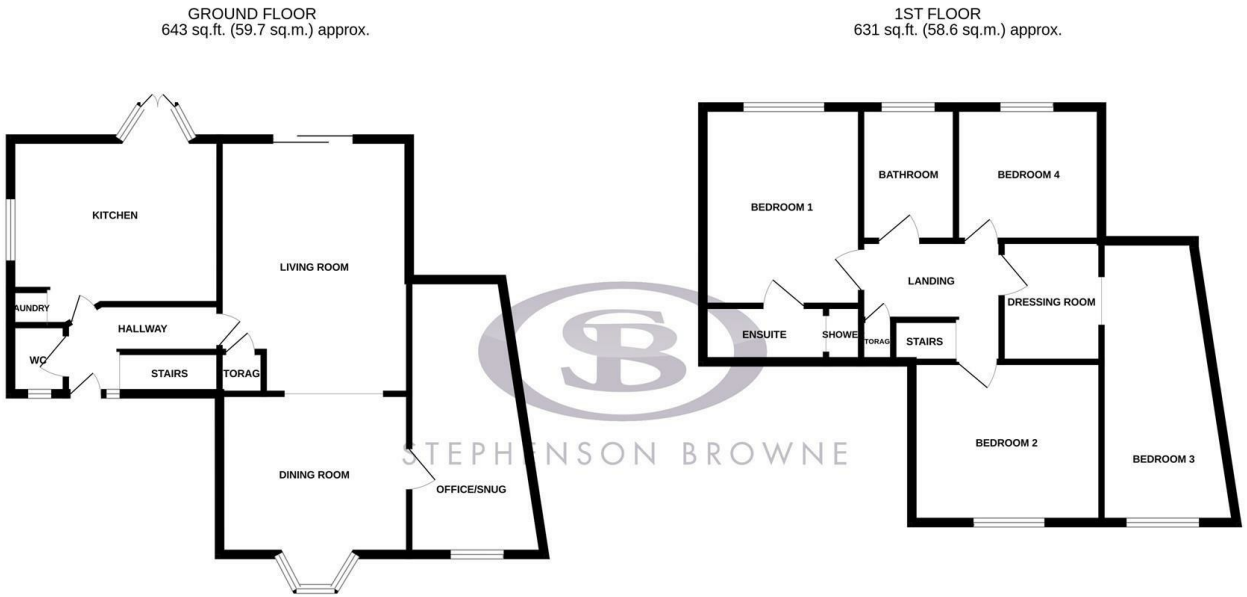
Viewing

Please contact our office using the details provided below if you are interested in booking a viewing or require further information.

Floorplans



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 sq.m.) approx.

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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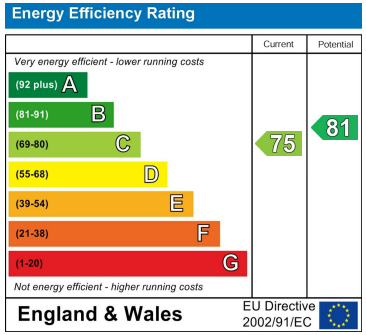
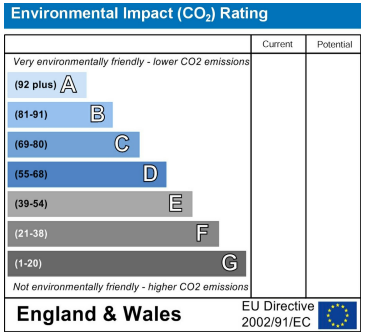
Area Map

EPC Rating





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