



25 Belvidere Grove

Brindley Village, ST6 5GD



Offers in excess of £220,000

Here at Carters, we are delighted to welcome to the market this beautifully presented, modern semi-detached property, ideally situated at the head of a quiet cul-de-sac within a contemporary development.

Upon entering, you are greeted by a spacious and inviting living room, which flows seamlessly into a stylish, modern fitted kitchen/dining room. The kitchen benefits from a separate utility area and a convenient downstairs WC, making it perfectly suited to modern family living.

To the first floor, the property offers three well-proportioned bedrooms, including a master bedroom with a sleek en-suite shower room, along with a luxurious three-piece modern family bathroom.

Externally, the property boasts a tarmac driveway to the front, providing off-road parking for two vehicles. To the rear is a low-maintenance, landscaped garden featuring artificial grass and an attractive Indian stone patio—ideal for outdoor entertaining.

This home represents a fantastic opportunity for first-time buyers and investors alike, offering a turnkey property finished to a high standard throughout.

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Entrance Hall

Composite double glazed entrance door to the front elevation.
Access to the stairs. Radiator.

Living Room

12'1" x 14'3" (3.68m x 4.34m)
UPVC double glazed window to the front elevation.
Under stairs storage cupboard. Radiator.
TV point.

Kitchen / Dining Room

12' x 13' (3.66m x 3.96m)
UPVC double glazed french doors to the rear elevation.
Contemporary high gloss fitted kitchen with wall and base units. Laminate work surfaces. Inset resin one and a half sink with a mixer tap and a drainer. Built in electric oven. Built in four ring electric hob having a glass splashback. Built in extractor hood. Space and plumbing for a dishwasher. Space for a fridge freezer. Recessed ceiling down lighters. Radiator.
Vinyl flooring.

Utility Area

3'7" x 6' (1.09m x 1.83m)
Contemporary base and wall units. Laminate work surfaces. Space and plumbing for a washing machine. Vinyl flooring.

W.C

5'10" x 3'2" (1.78m x 0.97m)
Recessed w.c. Wall mounted wash hand basin with a tiled splashback. Extractor fan. Chrome towel rail. Radiator. Vinyl flooring.

Stairs and Landing

Access to the loft with partial boarding, ladder access, and lighting.

Bedroom One

9'7" x 9'1" (2.92m x 2.77m)
UPVC double glazed window to the rear elevation.
Built in double wardrobes having a mirror frontage and sliding doors.

En Suite

6'1" x 8'4" (1.85m x 2.54m)
UPVC double glazed window to the side elevation.
Three piece fitted suite comprising of a shower cubicle having a wall mounted shower, a pedestal wash hand basin, recessed w.c.
Partially tiled walls. Chrome heated towel rail. Extractor fan. Vinyl flooring.

Bedroom Two

8'10" x 11'8" (2.69m x 3.56m)
UPVC double glazed window to the front elevation.
Radiator.

Bedroom Three

11'8" x 6'5" (3.56m x 1.96m)
UPVC double glazed window to the front elevation.
Radiator. Fitted storage cupboard.

Bathroom

5'6" x 7'7" (1.68m x 2.31m)
Three piece fitted bathroom suite comprising of; panel bath with a handheld shower attachment, pedestal wash hand basin and a recessed w.c.
Partially tiled walls. Mirror. Heated towel rail. Extractor fan. Vinyl flooring.

Externally

At the front, the property benefits from a tarmac driveway providing off-road parking for two vehicles. To the rear, there is a low-maintenance, landscaped garden featuring a generous area of artificial grass and an Indian stone patio, perfect for outdoor entertaining. Additionally, there is a double power socket and an outside tap, with a gate providing access to the front of the property.

Additional Information

Freehold.

Council Tax Band C.

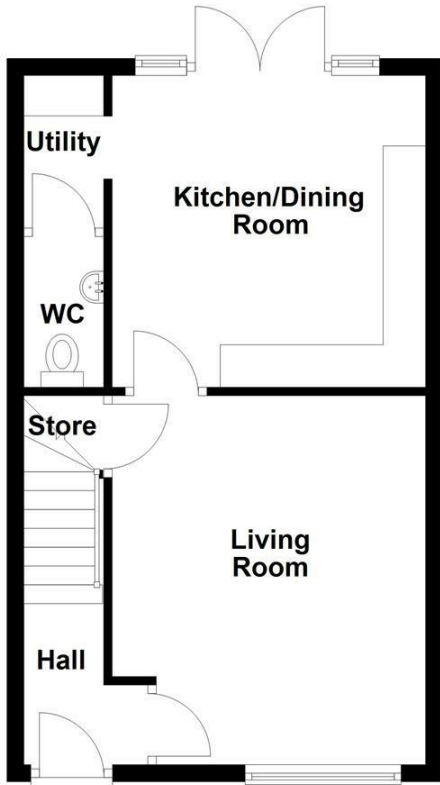
Total Floor Area: 79 Sq M / 850 Sq Ft.

Disclaimer

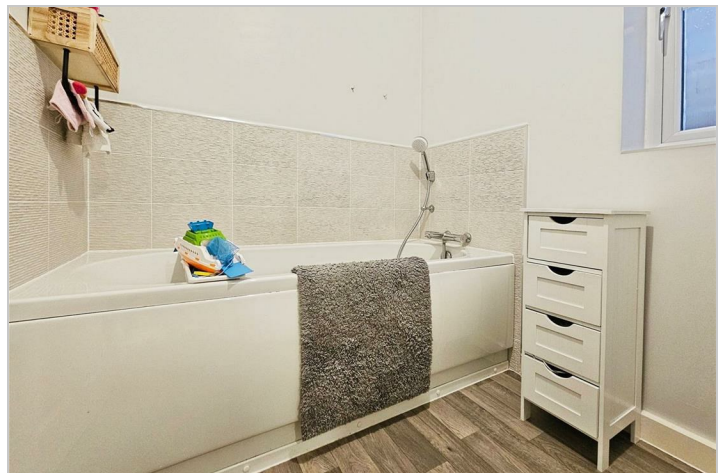
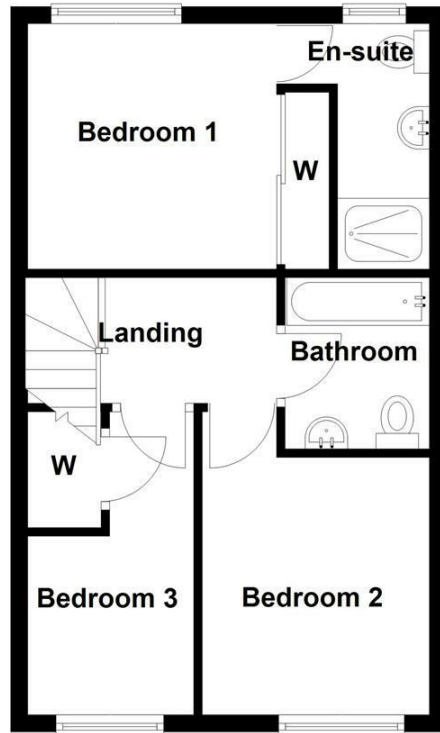
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Tel: 01782 470391

Ground Floor



First Floor



Road Map



Hybrid Map



Energy Efficiency Graph

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		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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