



## 4 Shotsfield Place Milton, Stoke-On-Trent, ST2 7EX

Take a SHOT! You're guaranteed to score big with this immaculate semi detached bungalow on SHOTSfield Place. Superbly positioned overlooking the canal and nestled away down a quiet cul-de-sac, this property is also offered with no upward chain. The accommodation on offer comprises a large lounge, modern fitted kitchen/diner, two double bedrooms and contemporary bathroom. Externally the property benefits from off road parking and a garage. The property is framed with well established flower bed and shrubbery borders and paved patio areas with open views over the canal side. Located in the popular village of Milton, within close proximity to all local amenities and walking distance to canal towpaths. Aim, shoot, score!!!! Bag yourself a winner and call today to book a viewing to avoid disappointment.

**Offers in excess of £225,000**

# 4 Shotsfield Place

Milton, Stoke-On-Trent, ST2 7EX



- BEAUTIFULLY PRESENTED SEMI DETACHED BUNGALOW
- MODERN FITTED KITCHEN/DINER
- OFF ROAD PARKING & DETACHED GARAGE
- STUNNING CANAL SIDE LOCATION
- TWO DOUBLE BEDROOMS
- WELL ESTABLISHED GARDENS TO SIDE & REAR
- LARGE LOUNGE
- CONTEMPORARY BATHROOM SUITE
- SOLD WITH NO UPWARD CHAIN

## Entrance Porch

5'6" x 4'6" (1.68 x 1.38)

The property has a double glazed entrance door to the front aspect coupled with a double glazed window to the side.

## Entrance Hall

13'2" x 10'3" (4.02 x 3.14)

Airing cupboard housing central heating boiler. Loft access hatch. Parquet flooring and radiator.

## Lounge

17'11" x 10'9" (5.48 x 3.29)

A double glazed bow window overlooks the rear aspect. Fireplace housing gas fire. Television point and radiator.

## Kitchen/Diner

16'2" x 9'10" (4.95 x 3.01)

A double glazed window overlooks the rear aspect coupled with a port hole window. Double glazed sliding patio doors lead out to the canal side garden. Fitted with a range of wall and base storage units with inset stainless steel sink

unit and side drainer.

Coordinating work surface areas and partly tiled walls. Integrated electric oven, gas hob and cooker hood above. Space and plumbing for washing machine, fridge/freezer and tumble dryer. Radiator and television point. Space for table and chairs.

## Bedroom One

13'9" x 10'9" (4.20 x 3.29)

A double glazed bow window overlooks the front aspect. Radiator.

## Bedroom Two

9'11" x 9'9" (3.03 x 2.98)

A double glazed bow window overlooks the front aspect coupled with one to the side. Radiator.

## Bathroom

7'3" x 5'3" (2.22 x 1.62)

A double glazed window overlooks the side aspect. Fitted with a suite comprising walk in double shower unit, low level W.C and wash hand basin. Fully tiled walls and ladder style towel radiator.

## EXTERIOR

The property has a gated tarmac driveway to the front with access to the detached garage. The gardens are well established with mature flowers, trees and shrubbery framing the border of the garden. Paved patio seating areas are dotted around the garden and the garden is beautifully positioned overlooking the canal side.

## Agents Notes

Please note that Japanese Knotweed has been identified within the boundary of the property at the edge of the canal. Invasive vegetation Management Limited have inspected and it has been classed as "small 1-4m2" A two year treatment plan has been advised and the sellers have agreed to pay for this in advance. The full report is available upon request.



GROUND FLOOR



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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