



## 49 Stallington Road, Stoke-On-Trent, ST11 9PN

**Guide price £325,000**

GUIDE PRICE £325,000 - £350,000

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"Having somewhere to go is home. Having someone to love is family." - Donna Hedges

A spacious four-bedroom detached family home, ideally situated within a peaceful cul-de-sac in Blythe Bridge. Offering well-proportioned and versatile accommodation throughout, this neutrally decorated property provides the perfect opportunity for families seeking a long-term home they can personalise, complete with private gardens, ample parking, and an integral garage.

### Denise White Estate Agents Comments

Situated within a peaceful cul-de-sac in the popular village of Blythe Bridge, this four-bedroom detached home presents an excellent opportunity for families seeking a spacious, long-term residence with the potential to make it their own. Neutrally decorated throughout, the property offers a versatile and well-balanced layout ideal for modern family living.

The ground floor opens into a welcoming and spacious entrance hall, leading through to a well-proportioned living room positioned at the front of the home. To the rear, a second reception room provides flexible accommodation, perfect for use as a home office, playroom, snug, or formal dining room, with French doors opening out onto the rear garden. The heart of the home is the stylish kitchen diner, fitted with classic shaker-style cabinets and offering ample space for both cooking and family dining, along with further access to the garden.

To the first floor, there are four bedrooms, including a generous principal bedroom benefitting from its own ensuite shower room. Two further double bedrooms and a comfortable single bedroom to the front provide ample space for growing families or those working from home. The remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property features a paved driveway leading to an integral garage, alongside a gravelled area offering gated access to the rear. There are lawned gardens to both the front and rear, with the rear garden being enclosed and private, complete with raised borders—creating an ideal outdoor space for relaxation and family enjoyment.

This is a fantastic opportunity to acquire a well-located family home with great potential in a desirable residential setting.

### Location

Blythe Bridge, located in Stoke-on-Trent, is a charming village known for its blend of suburban

tranquillity and convenient amenities. This picturesque area offers a range of local shops, cafes, and pubs, providing a friendly community atmosphere. For families, there are excellent schools, including Blythe Bridge High School, primary schools and a college. Transport links are highly accessible, with the Blythe Bridge railway station offering regular services to nearby cities, making commuting a breeze. Additionally, the A50 connects residents to the broader motorway network, ensuring easy travel to major destinations.

With its proximity to the beautiful River Blithe, offering scenic walking paths, a touch of nature is right at your doorstep. The village's historical charm is complemented by modern conveniences, making it a desirable place to call home.

### Entrance Hallway

LVT flooring. Radiator. Stair access leading to first floor accommodation. Ceiling lights. Doors leading into: –

### WC

2'8" x 5'1" (0.82 x 1.57)



LVT flooring. Radiator. Low-level WC. Vanity style wash hand basin. Obscured UPVC window to the front aspect. Ceiling light.

## Living Room

12'3" x 14'6" (3.75 x 4.42 )



LVT flooring. Radiator. uPVC windows to the front and side aspects. Understairs storage. Doors leading into: –

## Dining room

8'5" x 8'5" (2.59 x 2.57 )



LVT flooring. Radiator. UPVC double doors leading to outside. Ceiling light.

## Kitchen Diner

16'4" x 8'6" (4.98 x 2.60 )



Fitted with a range of wall and base units, integrated oven, gas hob, integrated dishwasher, stainless steel drainer style sink unit, plumbing for washing machine. LVT flooring. Radiator. Space for fridge freezer. UPVC window to the rear aspect. Insect spotlights.

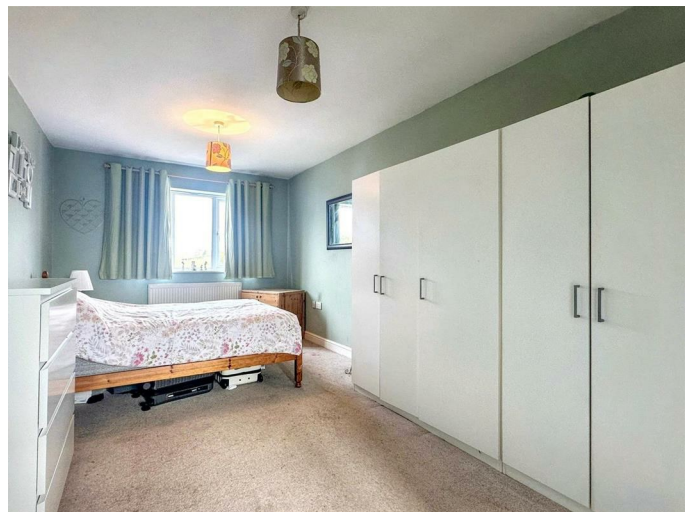
## Integral Garage

## First Floor Landing

Carpet. Loft access. Ceiling light. Doors leading into: –

## Bedroom One

9'5" x 17'10" (2.89 x 5.45 )



Carpet. Radiator. uPVC window to the front aspect. Ceiling lights.

### Ensuite

7'10" x 5'3" (2.41 x 1.62 )



Vinyl flooring. Low-level WC. Pedestal wash hand basin. Radiator. Shower cubicle. Shower attachment. Obscured UPVC window to the rear aspect. Inset Spotlight.

### Bedroom Two

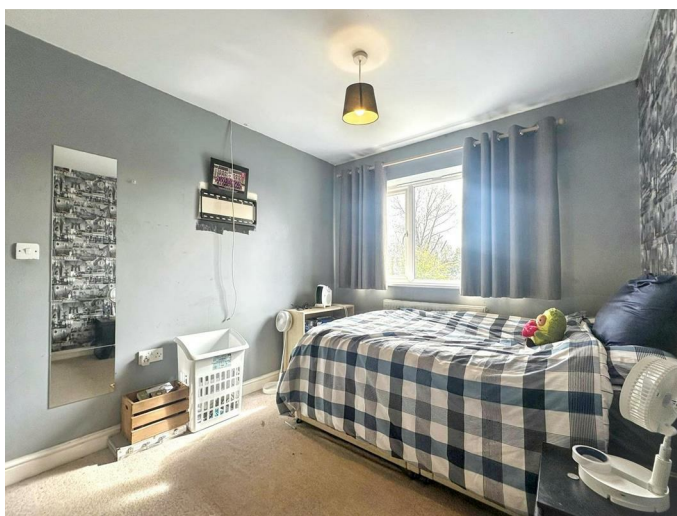
8'9" x 11'7" (2.67 x 3.55 )



Carpet. Radiator. UPVC window to the front aspect. Ceiling light.

### Bedroom Three

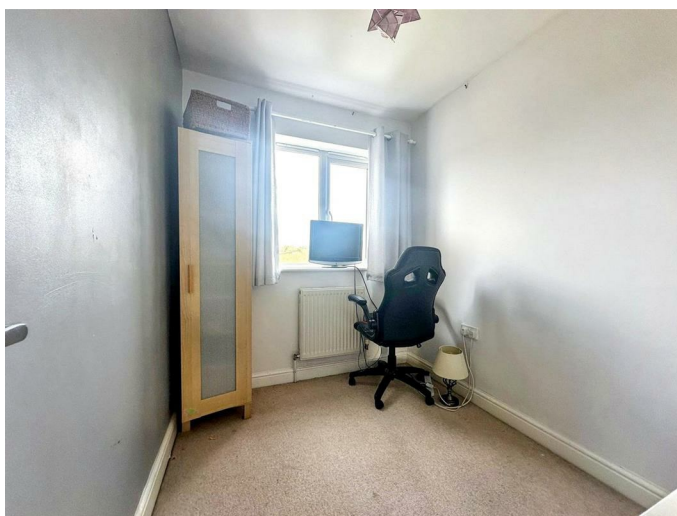
8'6" x 11'6" (2.60 x 3.51 )



Carpet. Radiator. UPVC window to the rear aspect. Ceiling light.

### Bedroom Four

6'4" x 8'3" (1.94 x 2.54 )



Carpet. Radiator. UPVC window to front aspect. Ceiling light.

## Bathroom

8'0" x 5'3" (2.44 x 1.61 )



Vinyl flooring. Low-level WC. Pedestal wash hand basin. Radiator. Bath with shower attachment. Obscured UPVC window to the rear aspect. Inset Spotlight.

## Outside



Externally, the property benefits from a paved driveway leading to an integral garage, alongside additional gravelled space with gated side access. There are well-maintained lawned gardens to both the front and rear, with the rear garden offering a private and enclosed setting, complete with raised borders—ideal for outdoor relaxation and family enjoyment.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

No chain involved with the sale

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise

and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

### Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in

Leek and its surrounding areas.

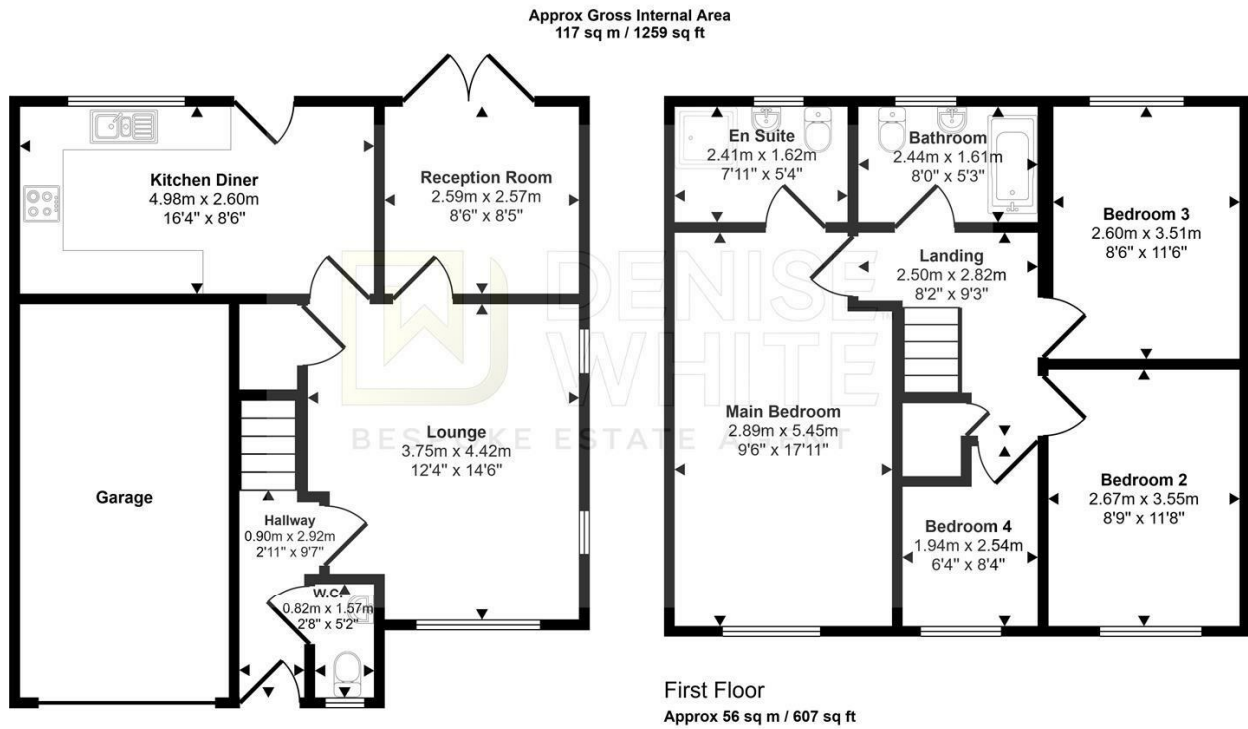
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### Anti-Money Laundering & ID Checks

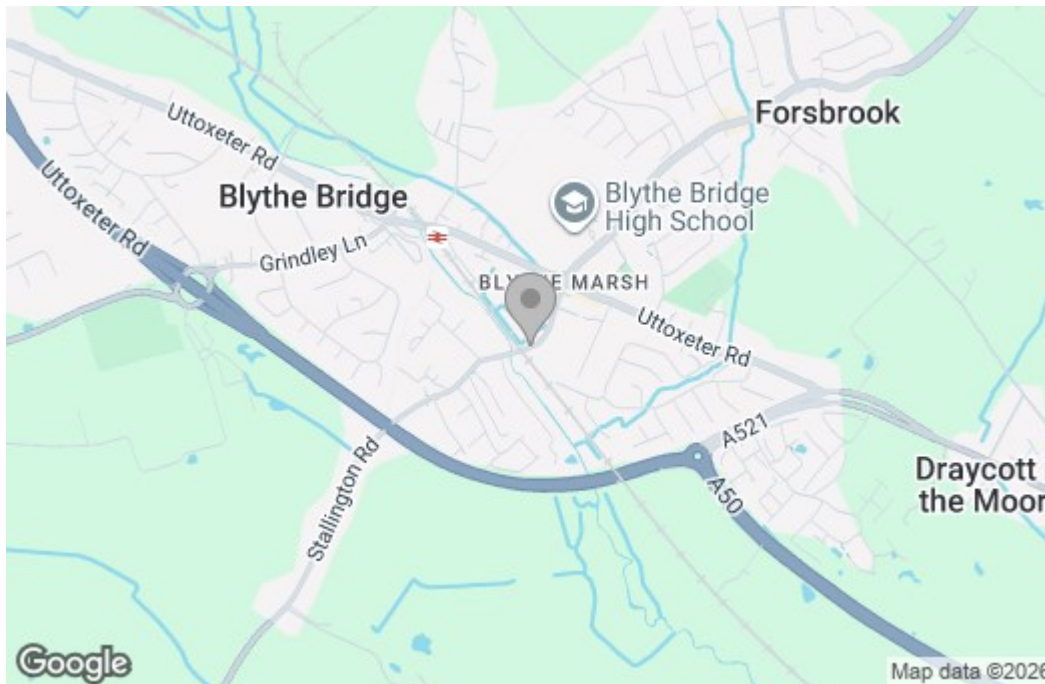
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

# Floor Plan

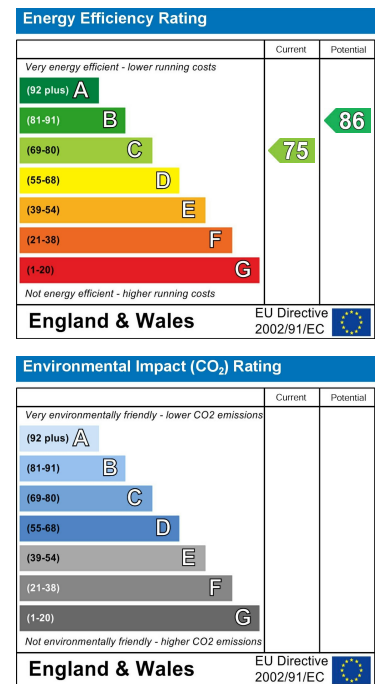


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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.