



162 Bagnall Road, Light Oaks, Stoke-On-Trent, ST2 7LW

Offers Over £525,000

- Detached property situated in a highly sought-after location
- Impressive open-plan kitchen, living and dining space with bi-fold doors opening onto the balcony
- Three spacious double bedrooms all with fitted wardrobes
- Stunning countryside views to the rear
- Elegant sitting room featuring a log burner and French doors leading to the balcony
- Contemporary family bathroom with a freestanding bath and separate walk-in shower enclosure
- Large wraparound balcony extending to the rear and side of the property
- Additional snug and convenient shower room located on the ground floor
- Double garage with electric doors, plus a gym room located on the lower ground floor

162 Bagnall Road, Stoke-On-Trent ST2 7LW

Whittaker & Biggs would like to welcome you to this exquisite detached house located in the sought after location of Light Oaks and offering serene countryside views. With three well-proportioned bedrooms and two stylish bathrooms, this property is ideal for families seeking comfort and elegance.

The impressive open-plan kitchen, living, and dining area is designed for both relaxation and entertaining. The bi-fold doors seamlessly connect this space to a large wraparound balcony, allowing you to enjoy the stunning views and fresh air. The elegant sitting room, complete with a log burner, provides a cosy retreat, while French doors lead you directly onto the balcony, enhancing the indoor-outdoor living experience.

The property boasts a south-facing Mediterranean-style rear garden, perfect for sunbathing or hosting summer gatherings. For those who value fitness, a gym room located on the lower ground floor offers a private space to maintain an active lifestyle. Additionally, the double garage with electric doors provides ample



Council Tax Band: E



Ground Floor

Porch

7'1" x 3'9"

Composite double glazed door with sidelight windows to the frontage, tiled floor.

Hallway

12'4" x 8'4"

Wood double glazed door with sidelight windows to the frontage, stairs to the first floor, storage cupboard, understairs storage cupboard, radiator.

Kitchen / Living / Dining

27'3" x 15'11" max measurement

UPVC double-glazed bay window to the frontage, UPVC double-glazed window to the side aspect, UPVC double-glazed bi-fold doors to the rear, units to the base and eye level, quartz worktops, island unit with wood work top, Lacanche six ring range cooker, extractor hood, Hotpoint integral dishwasher, integral bin, integral fridge freezer, tiled floor, space for dining table and chairs.

Sitting Room

20'10" x 13'8"

UPVC double glazed French doors with sidelight and transom windows to the rear, fitted blinds, log burner, granite hearth, two white vertical column radiators.

Snug

13'5" x 10'4" max measurement

UPVC double glazed bay window to the frontage, radiator.

Shower Room

8'3" x 5'3"

UPVC double glazed window to the frontage, quadrant shower enclosure, chrome

fitments, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, fully tiled, inset ceiling spotlights, extractor fan.

First Floor

Landing

10'8" x 8'6"

Galleried landing, UPVC double glazed window to the frontage, radiator.

Bathroom

10'8" x 10'0"

UPVC double glazed window to the frontage, freestanding double ended bath, floor mounted chrome mixer tap and handheld shower attachment, walk-in shower enclosure, chrome fitments, rainfall showerhead, vanity wash hand basin, chrome mixer tap, concealed cistern low-level WC, fully tiled, extractor fan, two chrome ladder radiators, loft hatch.

Bedroom One

19'0" x 10'6"

UPVC double glazed window to the rear, fitted wardrobes, radiator.

Bedroom Two

15'8" x 10'6"

UPVC double glazed window to the rear, fitted wardrobes, radiator.

Bedroom Three

16'1" x 10'8"

UPVC double glazed window to the frontage, fitted wardrobes, radiator.

Lower Ground Floor

Garage One

29'2" x 11'0" max measurement

Electric roller door, power and light, pedestrian door and side light window to the rear, pedestrian door to garage two, gas fired wall mounted combi boiler.

Garage Two

20'10" x 11'0"

Electric roller door, power and light, access to the gym.

Gym Room

10'9" x 10'1"

Composite door to the rear, UPVC double glazed window to the rear, power and light.

Externally

To the frontage, tarmac driveway, gravelled area, wall boundary, mature trees and shrubs.

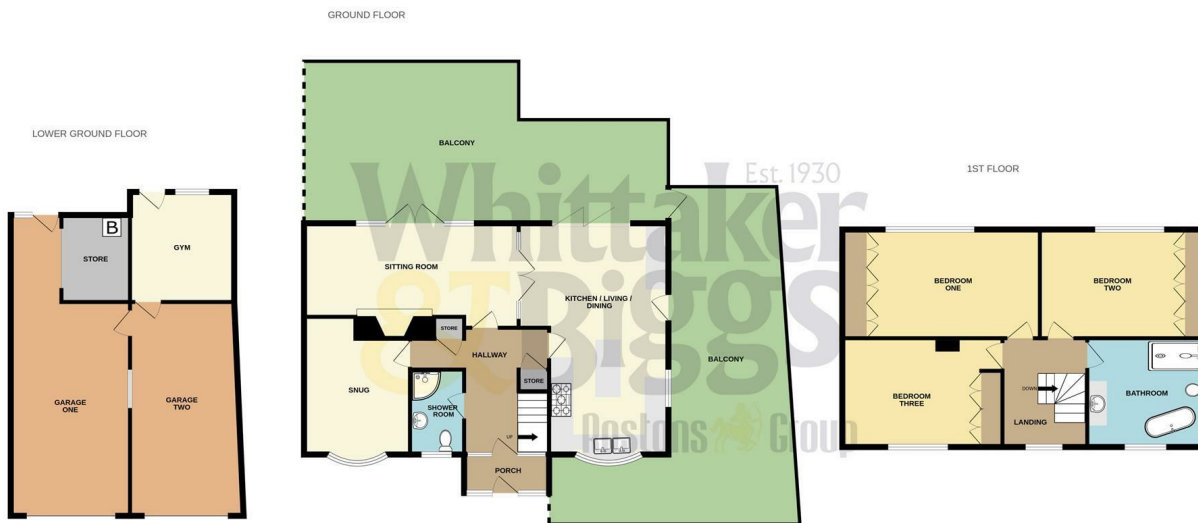
To the rear, paved balcony, glass and metal balustrade, paved garden, wall and hedge boundary, mature trees and shrubs, well-stocked borders, pond with fish.

AML REGULATIONS

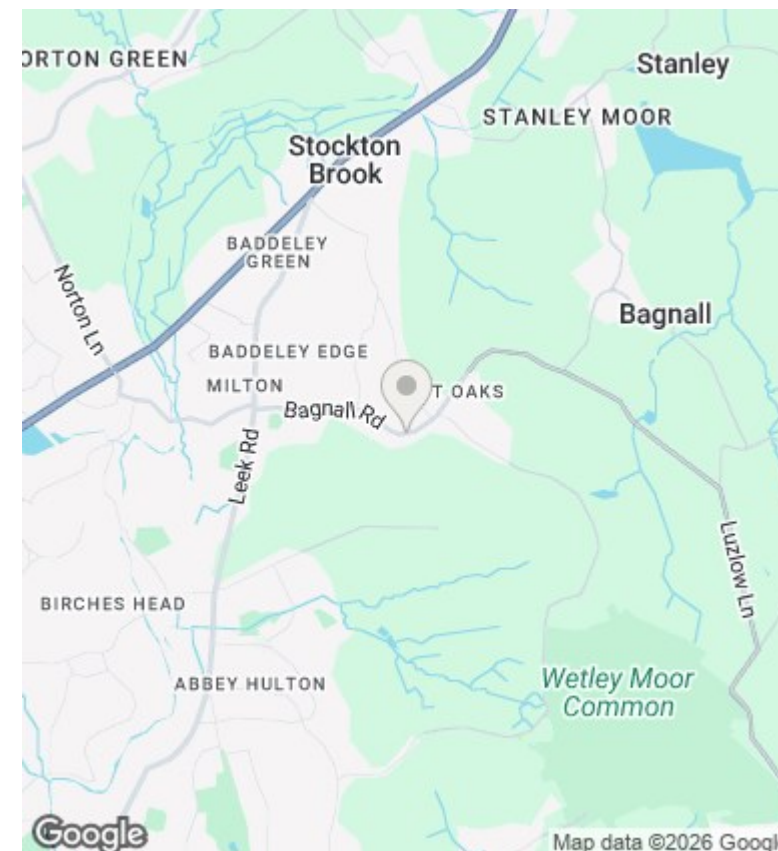
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

E

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		