



## 12 Wren Close

Biddulph, ST8 7UB

**Price £265,000**



Carters are delighted to present to the market this attractive and spacious detached property, perfectly positioned in the desirable area of Wren Close, Biddulph. Offering a wonderful blend of comfort, style, and practicality, this home is an exceptional opportunity for families seeking their next chapter.

Step inside and discover two well-proportioned reception rooms, including a stylish open-plan lounge and dining area — ideal for entertaining or enjoying cosy family evenings. The thoughtfully designed layout ensures a seamless flow of space, natural light, and functionality throughout.

Upstairs, the home offers three generous bedrooms, with the master suite benefitting from a private en suite bathroom for added convenience and comfort. The main bathroom is a true highlight, featuring a luxurious roll-top bath and a contemporary vanity basin — the perfect retreat at the end of a busy day.

Designed with modern family living in mind, this home also provides off-road parking for two vehicles, ensuring both practicality and ease of access.

Perhaps one of the most charming aspects of this property is the picturesque view over Mow Cop — enjoy tranquil surroundings and scenic vistas right from your own home.

This is more than just a house; it's a place to call home, where memories are made and cherished. With its inviting atmosphere, elegant finishes, and family-friendly setting, Wren Close is a rare opportunity not to be missed.

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## Entrance Hall.

UPVC double glazed entrance door to the front elevation.  
Access to the stairs. Radiator. Dado rail. Laminate flooring.

## Kitchen.

7'6" x 11'10" (2.29m x 3.61m)  
UPVC double glazed window to the front elevation. UPVC double glazed entrance door to the side elevation.  
Fitted kitchen with a range of wall, base and drawer units and laminate work surfaces. Stainless steel sink with a mixer tap and a drainer. Built in electric oven and grill. Built in four ring gas hob. Built in extractor fan. Integrated dishwasher. Space and plumbing for a washing machine. Space for a fridge freezer. Built in wine rack. Tiled flooring.

## Family Room.

8'1" x 11'4" (2.46m x 3.45m)  
UPVC double glazed window to the front elevation.  
Coving to ceiling. Built in storage cupboard. Radiator. Laminate flooring.

## Living / Dining Room.

19'9" x 12'4" (6.02m x 3.76m)  
UPVC double glazed window to the rear elevation. UPVC double glazed french doors to the rear elevation.  
Electric fire with a marble surround and wooden mantle. Two radiators.

## Stairs and Landing.

UPVC double glazed window to the side elevation.  
Built in storage cupboard.

## Bedroom One.

11'5" x 12' (3.48m x 3.66m)  
UPVC double glazed window to the front elevation.  
Radiator.

## En Suite.

UPVC double glazed window to the front elevation.  
Shower cubicle with a wall mounted shower and aqua paneling. Pedestal wash hand basin with a tiled splashback. Low level w.c. Extractor fan. Radiator. Vinyl flooring.

## Bedroom Two.

10'11" x 9'9" (3.33m x 2.97m)  
UPVC double glazed window to the rear elevation.  
Radiator.

## Bedroom Three.

8'5" x 6'10" (2.57m x 2.08m)  
UPVC double glazed window to the rear elevation.  
Radiator.

## Bathroom.

UPVC double glazed window to the side elevation.  
Freestanding bath with a hand held shower attachment. Vanity basin unit with storage under. Low level w.c. Chrome heated towel rail. Partially tiled walls. Wall mounted mirror. Vinyl flooring.

## Externally.

Externally:  
To the front of the property, a block-paved driveway provides off-road parking for up

to two vehicles. A side gate offers convenient access to the rear garden.

To the rear, there is a paved patio area ideal for outdoor seating and entertaining, leading onto a well-maintained lawned garden with attractive shrub and gravel borders. The garden enjoys far-reaching views towards Mow Cop, offering a picturesque backdrop.

## Additional Information.

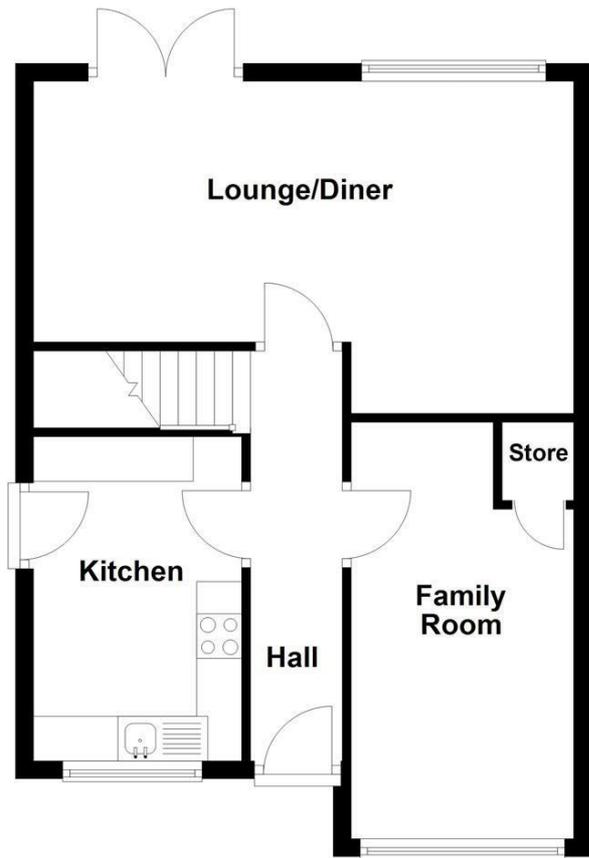
Freehold. Council Tax Band D.

Total Floor Area: 93 square meters / 1001 square feet.

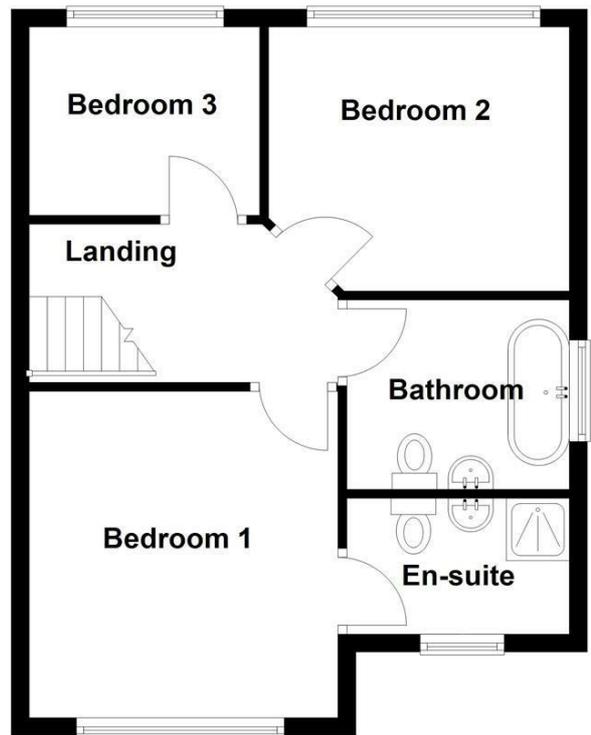
## Disclaimer.

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

**101 High Street Biddulph Stoke on Trent Staffs ST8 6AB**  
**01782 470391**  
**[www.carters-estateagents.co.uk](http://www.carters-estateagents.co.uk)**