



3 Green Close, Blythe Bridge, Stoke-on-Trent ST11 9HW
Offers around £199,950



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

This beautifully presented semi-detached home boasts exceptional kerb appeal, nestled within a peaceful cul-de-sac and shielded by mature conifers for privacy. Perfectly combining style, comfort, and practicality, the property offers versatile living for families, professionals, or those seeking additional space. Step inside to a welcoming entrance hall leading into a stunning lounge/dining area, freshly decorated and designed with modern living in mind. A feature wall-mounted electric fireplace and UPVC bay window enhance the lounge, while the dining space flows effortlessly to the rear garden through patio doors, creating an ideal space for entertaining or relaxing with family. The kitchen and utility area feature sleek grey cabinetry and generous work surfaces, providing both style and function. The utility's dual front and rear doors offer convenient access for pets, muddy shoes, or garden tools, making day-to-day life easier. Upstairs, two spacious double bedrooms provide comfortable sleeping quarters, complemented by a stylishly upgraded shower room with contemporary white gloss cabinetry. The attic room, with vaulted ceiling, built-in storage, and Velux windows, offers a versatile space perfect for a further bedroom, home office, or hobby room. Externally, the landscaped rear garden is a true retreat. It includes a paved patio, lawned areas, a hot tub with sheltered seating, timber sheds, and a greenhouse — perfect for outdoor entertaining, relaxing, or gardening. The attractive front garden features decorative shrubs and flowers, while a gravelled driveway with its own gated access to the rear provides secure parking for two cars, completing the property's charming and practical exterior.



The Accommodation Comprises:

Entrance Hall

4'5" x 4'3" (1.35m x 1.30m)

On entry via a sage green composite door (white interior finish) featuring two decorative leaded glass panels. The area benefits from easy-care vinyl flooring and provides access to the lounge and staircase leading to the upper floor.

Lounge/ Dining Area

19'11" x 15'3" reducing to 8'7" (6.07m x 4.65m reducing to 2.62m)

A beautifully presented and well-proportioned space featuring a contemporary wall-mounted electric feature fireplace with display lighting, creating an attractive focal point to the room. A UPVC bay window overlooks the front elevation, allowing an abundance of natural light, while grey laminate wood-effect flooring adds a modern touch. The lounge area flows seamlessly into the dining space, where UPVC patio doors open out to the rear garden — providing a lovely connection between indoor and outdoor living, perfect for entertaining or relaxing. The room also benefits from two radiators, ensuring comfort throughout.

Kitchen/ Utility Area

8'3" x 17'11" narrowing to 9'3" (2.51m x 5.46m narrowing to 2.82m)

A range of modern grey high-gloss slab-front units, complemented by long chrome handles and a mottled laminate worktop. An inset stainless steel sink unit with mixer tap and drainer is positioned beneath a UPVC window overlooking the rear elevation. The walls feature part-tiled splashbacks with matching tiled flooring, creating a clean and contemporary finish.

The kitchen opens into an additional area offering practical utility space, including provision for an American-style fridge/freezer. This area is fitted with matching cabinetry and incorporates a built-in wine rack. Dual access doors lead to both the front and rear elevations, enhancing the functionality and flow of the space.

First Floor

Stairs rising up to the:

Landing

Providing access to two bedrooms and the shower room, the landing features a UPVC window to the side elevation allowing natural light to flow through. There is also access to the attic room via a fixed staircase, offering additional versatile space.

Bedroom One

10'5" x 11'3" (3.18m x 3.43m)

A well-proportioned double bedroom featuring a full wall of built-in wardrobes providing excellent storage, along with a fitted dressing table and seating area. A UPVC window overlooks the front elevation, allowing plenty of natural light into the room and lastly a radiator.

Bedroom Two

8'8" x 10'6" (2.64m x 3.20m)

Situated to the rear of the property, this attractive double bedroom features a UPVC window overlooking the garden and a radiator for warmth. The room offers a comfortable and versatile space, ideal as a guest room, child's bedroom, or home office.

Shower Room

7'3" x 5'5" (2.21m x 1.65m)

A modern shower room fitted with fully tiled walls and flooring in a light grey finish, creating a sleek contemporary look. The room features white gloss cabinetry incorporating a ceramic wash hand basin with side mixer tap, towel storage, shelving, and a low-flush WC with useful workspace above. A plumbed-in shower is enclosed within a glass cubicle, and there is a chrome towel radiator and a privacy UPVC window providing natural light and ventilation.

Attic Room

14'8" x 13'0" (4.47m x 3.96m)

Accessed via permanent loft steps, the attic room provides versatile additional bedroom accommodation. A vaulted ceiling allows comfortable standing height, while the eaves offer practical storage, complemented by built-in cupboards. Two Velux windows flood the room with natural light, creating a bright and airy space ideal for a bedroom, study, or hobby area.

Outside

The front of the property is shielded by mature conifers and a walled boundary, providing privacy and excellent kerb appeal. A small gate opens onto a paved area with steps leading up to the front door. The frontage is attractively landscaped with flowers and decorative shrubbery, creating a welcoming and charming entrance.

To the rear, the garden offers a paved patio area bordered by a low brick wall, ideal for outdoor dining and relaxation. Steps lead up to a lawned garden with a paved pathway extending to the top of the plot, where a summerhouse and a sheltered hot tub area with surrounding seating create a perfect retreat. A gated access from the rear leads to a gravelled driveway, providing secure parking for two cars. Additionally, two timber sheds offer practical outdoor storage, and a concrete section houses a greenhouse, completing the versatile and well-planned outdoor space.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING by a Combination Boiler and ALL NEW UPVC DOUBLE GLAZING.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





