



## 9 Barnfield

ST4 5JF

Offers Over £260,000



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STEPHENSON BROWNE

Nestled in the quaint area of Penkhull, in the much sought after location of Barnfield, Stoke-On-Trent, this charming late Victorian mid-town house is a true gem waiting to be discovered.

Boasting an eclectic blend of original and modern features, the property offers a warm and inviting atmosphere that will make you feel right at home.

As you step inside, you are greeted by spacious and well-configured layout offering flexible living space featuring an open plan Lounge/Kitchen/Dining area and a further, separate reception room providing versatile space for all your needs.

This beautiful property boasts original features; such as the stripped wooden floors, doors, staircase and cast iron fireplace.

On the first floor, you will find two double bedrooms both with integral storage/wardrobe space, original Victorian overhead storage cupboard to one bedroom. The stunning bathroom offers a modern four piece family suite, featuring a walk in shower with rainfall head and an original Victorian fireplace.

On the second floor you will find a spacious and versatile bedroom space, accessed via its own door from the first floor landing. Flooded with natural light from three Velux windows, this room is the ideal bedroom, teenage retreat or office. There is also storage and wardrobe space and an impressive original brick feature wall.

Externally, this property continues to impress with a double driveway to the front aspect, providing convenient off-road parking, and a secure enclosed rear, south facing garden with large shed, offering a private outdoor space to relax.

This property is ideally located, just a 2 minute walk to the village, shops and amenities. Conveniently situated for easy access to the A34, A500, M6 This property is also only a short walk from the Royal Stoke Hospital.

Don't miss the opportunity to make this townhouse your own and experience the perfect blend of comfort, style, and convenience in a much sought-after location!

NO UPWARD CHAIN!



Ground Floor

Entrance Hall

Office/Snug

11'9" x 10'6"

Living Room

17'3" x 11'10"

Kitchen

14'9" x 9'4"

Dining Area

8'8" x 6'5"

Utility Room

5'3" x 2'3"

W.C

First Floor

Landing

Bathroom

10'5" x 9'8"

Bedroom Three

8'10" x 8'10"

Bedroom Two

11'10" x 10'6"

Second Floor

Bedroom One

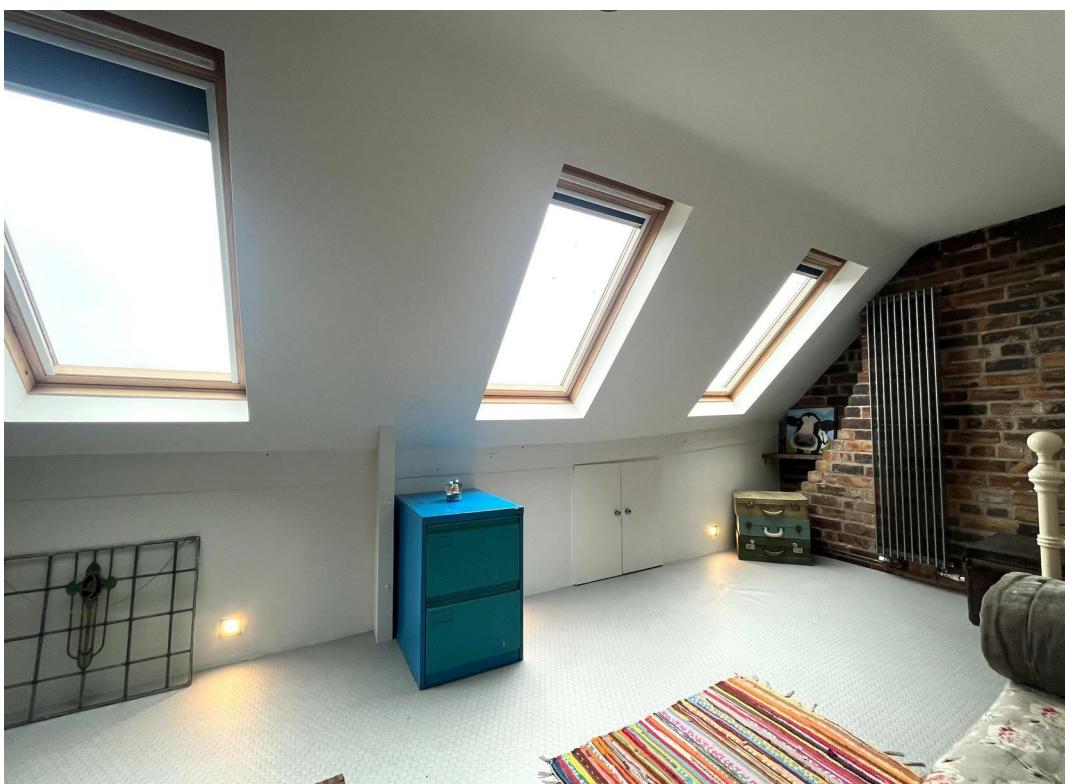
22'2" x 16'4"



- Charming, Victorian, Mid Town House with beautiful original features.
- Spacious and well configured layout, offering versatile and flexible living space
- Three spacious bedrooms over two floors
- Open Plan Lounge/Kitchen/Dining Room
- Further separate reception room.
- Utility Room & Downstairs W.C
- Stunning first floor, four piece family bathroom suite
- Double driveway parking to front aspect
- Enclosed, Rear South Facing Garden
- No Upward Chain - Council Tax Borough: Stoke On Trent Council Tax Band: B  
Tenure: Freehold

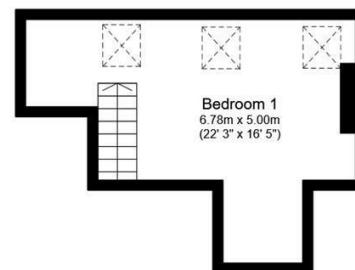
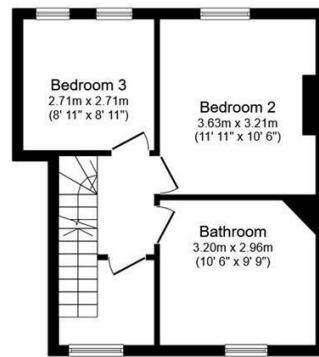
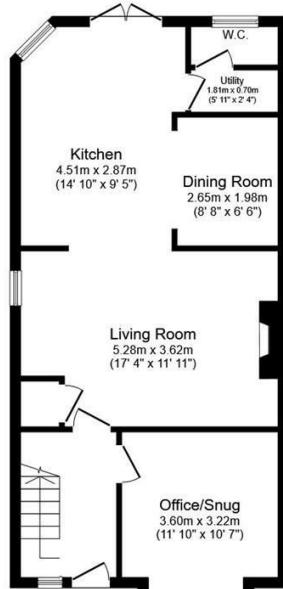


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STEPHENSON BROWNE





## Floor Plan



Floor area 60.8 sq.m. (654 sq.ft.) approx

Floor area 37.6 sq.m. (404 sq.ft.) approx

Total floor area 121.3 sq.m. (1,305 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

## Viewing

Please contact our Newcastle-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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