

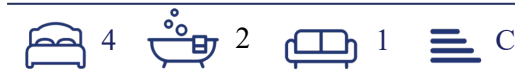


STEPHENSON BROWNE



## Sandbach Road, Rode Heath, Stoke-On-Trent

ST7 3RW



Offers Over £375,000

## DESCRIPTION

A beautifully presented and EXTENDED detached house, with THREE/FOUR BEDROOMS, a stunning OPEN-PLAN KITCHEN/DINING ROOM and a DOUBLE-LENGTH TANDEM GARAGE!

This spacious home has been very well-maintained and updated over the years to create a stunning family home, and is a real credit to the current owners. A number of areas have been modernised within recent years, including the kitchen, downstairs W/C, en-suite and shower room.

An entrance porch leads into the main hallway, a welcoming and well-proportioned space with beautiful Parquet flooring, creating a stunning central focal point for the home. The main lounge features patio doors leading to the garden, whilst there is also a fourth bedroom (currently a study) and a downstairs W/C. The real showstopper in this home is the kitchen/dining room, a gorgeous open-plan space with a host of integrated appliances and a breakfast bar, creating an ideal space for families and those who love entertaining!

Upstairs are three bedrooms and the shower room, with the principal bedroom benefiting from a large en-suite with a bath and separate shower - a truly exceptional bathroom which must be seen!

Ample off-road parking is provided via a tarmac driveway and a double-length tandem garage, whilst the rear garden features two patio areas, lawn, rockery and mature border shrubs.

Situated in an excellent location within the village of Rode Heath, the property is perfectly placed for Rode Heath Primary School. Commuting links such as the M6, A500 and A34 are within easy reach, whilst a



number of walks at Rode Heath Rise and along the Trent & Mersey Canal are also nearby. The recently refurbished Royal Oak public house is also within easy walking distance, the perfect place to enjoy a meal or a social drink!

A spacious family home with flexible accommodation which would be ideal for a growing family! Please contact Stephenson Browne to arrange your viewing.



# ROOM DESCRIPTIONS

## Entrance Porch

9'7" x 3'2"

Vinyl Herringbone-style flooring, solid wood front door, double glazed windows, timber framed door into;

## Entrance Hall

11'9" x 10'8"

Parquet flooring, ceiling light point, radiator, under stairs storage cupboard.

## Lounge

23'1" x 11'9"

Fitted carpet, double glazed window and patio doors leading to the rear garden, two ceiling light points, two radiators, feature fireplace.

## Study/Bedroom Four

13'10" x 9'3"

Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator.

## Kitchen/Dining Room

21'7" x 15'4"

A sizeable open-plan kitchen/dining room with seven UPVC double glazed windows and French doors leading to the rear garden, downlights, tiled flooring, two radiators, breakfast bar, one and a half bowl stainless steel sink with drainer, integrated double oven, electric hobs, cooker hood, dishwasher, washing machine, dryer, fridge/freezer. Wall and base units providing ample storage, space for a large dining table.

## Downstairs W/C

8'10" x 4'4"

Laminate flooring, part tiled walls, UPVC double glazed window, downlights, towel radiator, fitted W/C, wash basin and vanity unit.

## Landing

Fitted carpet, ceiling light point.

## Bedroom One

12'11" x 11'8"

Minimum measurements to Fitted Wardrobes - Fitted carpet, UPVC double glazed windows with a quaint outlook towards cottages opposite on Sandbach Road, ceiling light point, radiator, eaves storage.

## En-Suite

14'3" x 8'11"

A large en-suite with laminate flooring, UPVC double glazed window, downlights, towel radiator, loft access, tiled walls, W/C, wash basin with vanity unit, double-length walk-in shower, bath.

## Bedroom Two

17'7" x 9'2"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, outlook to cottages opposite.



### **Bedroom Three**

9'1" x 7'2"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, outlook to cottages opposite, loft access.

### **Shower Room**

8'4" x 4'9"

Laminate flooring, UPVC double glazed window, tiled walls, downlights, towel radiator, W/C, wash basin, shower cubicle, airing cupboard housing Baxi combi boiler.

### **Double-Length Tandem Garage**

31'4" x 9'1"

Up and Over garage door, UPVC double glazed French doors to the rear, two ceiling light points, electric sockets.

### **Outside**

To the front of the property is a tarmacadam driveway and a lawned garden with mature border shrubs, whilst the rear garden features two patio seating areas, lawn, rocky area and mature border shrubs.

### **Council Tax Band**

The council tax band for this property is E.

### **Freehold Tenure**

We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

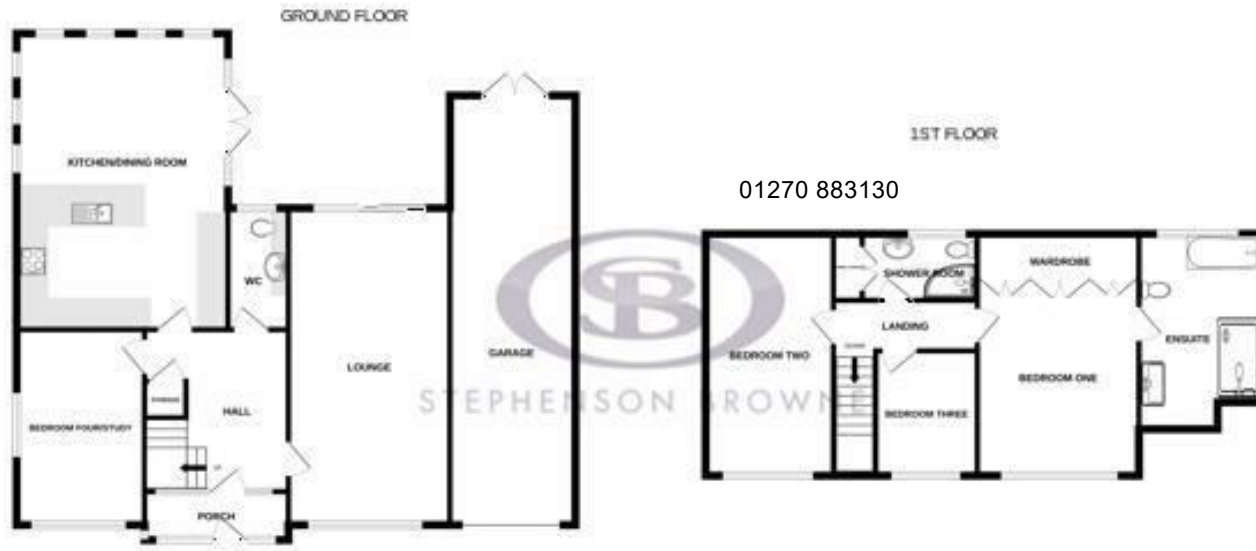
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### **Alsager AML Disclosure**

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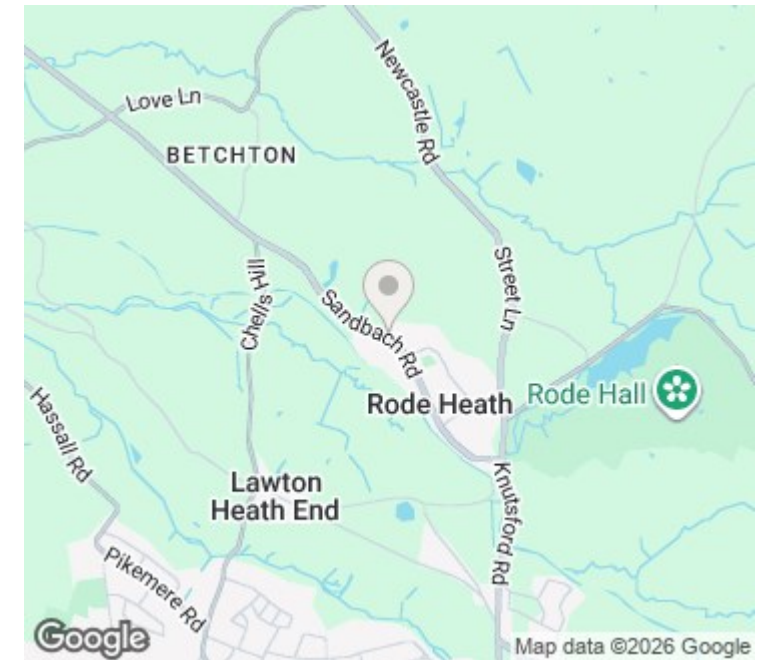


# Floorplans

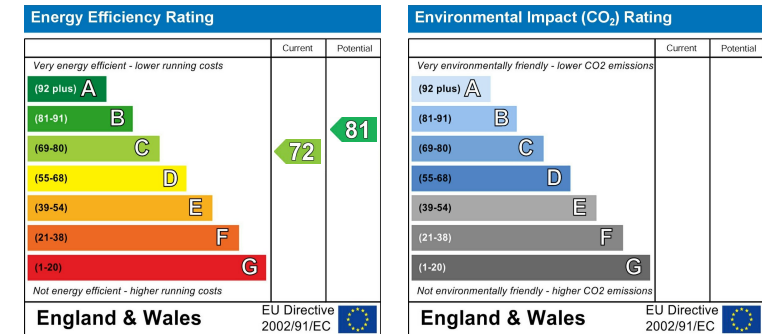


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over time.  
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# Area Map



# EPC Rating



# Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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