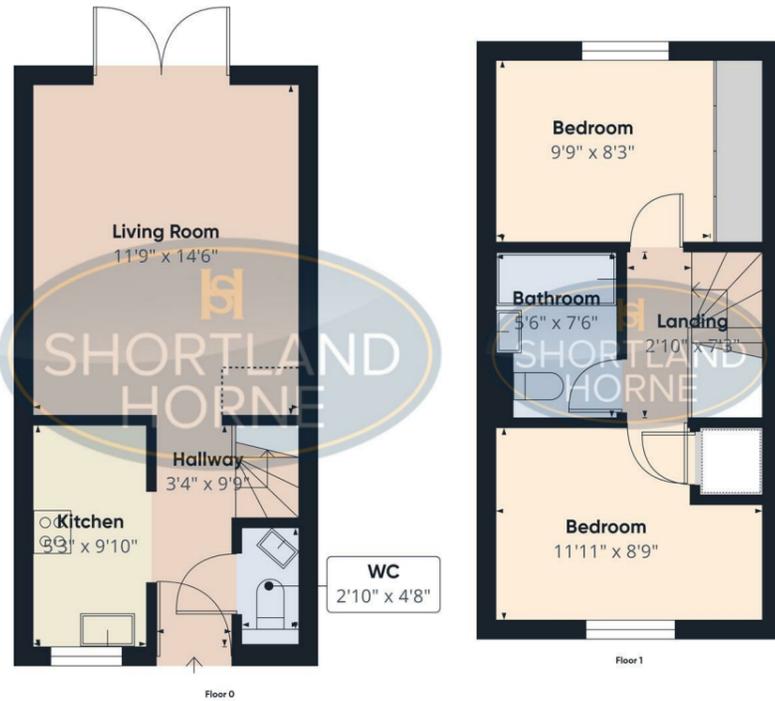
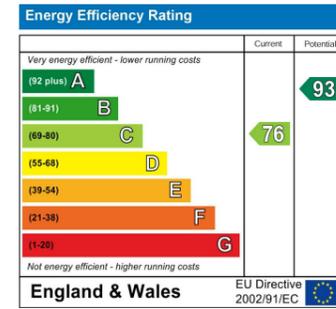


## Floor Plan



## EPC



### DISCLAIMER

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

### Viewing

Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

### Purchase Procedure

It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

### Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Appliances

We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

### Referrals

If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



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**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Coldstream Court**  
Stoke CV3 1NR



**£205,000**

**Bedrooms 2  
Bathrooms 2**

Tucked quietly at the end of Coldstream Court, this two-bedroom end of terrace offers a smart, modern space for those stepping onto the property ladder or investors looking for a solid, fuss-free home. Built in 2010, the layout is practical and easy to live with, with clean lines, bright rooms, and plenty of natural light that makes each space feel open and airy throughout the day. Set on a cul-de-sac, it brings a sense of calm and privacy, while still keeping the city and local amenities within easy reach.

Step inside and you're greeted by a straightforward hall that flows seamlessly into the lounge, kitchen, and ground-floor WC. The hall's tiled flooring stretches into the kitchen, giving a sense of continuity and practicality, while the separate WC is handy for everyday life or quick guest use. The lounge and dining area sits at the heart of the home, with white walls and dark laminate flooring providing a neutral backdrop that's ready for you to make your own. French doors open out into the rear garden, letting in light and air, and giving space for small outdoor moments, from a morning coffee on the patio to a weekend catch-up in the sun.

The kitchen is compact and functional, with wood cabinets and dark worktops, plus integrated oven, hob, and extractor. There's room for a washing machine and dishwasher, keeping chores neat and organised while still leaving counter space for cooking. The layout keeps everything within easy reach, perfect for busy mornings or relaxed evenings.

Upstairs, carpeted stairs and landing lead to two bedrooms and the family bathroom. Both bedrooms are doubles, with the first at the rear featuring a fitted wardrobe, and the second at the front benefiting from a storage cupboard and morning light. The bathroom is clean and fresh, with modern tiling, a P-shaped bath, and a vanity under the sink—practical, simple, and ready to use without fuss.

Outside, the rear garden is straightforward and low-maintenance, with a patio area leading to a lawn enclosed by a mix of brick and wood fencing. A side gate adds convenience, and takes you straight out dedicated parking for two vehicles, making life easier for busy mornings or weekend plans.

Location-wise, Coldstream Court ticks the practical boxes: the A46 and A444 are close by for easy commuting, the city centre is within reach, and Asda Whitley covers your day-to-day shopping. The neighbourhood is friendly and quiet, giving a sense of community without feeling too busy.

For first-time buyers, young professionals, or investors, this home offers a blank canvas and a no-nonsense layout that's ready to move into. It's not about wow-factor or high-end finishes—it's about smart living, convenience, and potential. Coldstream Court gives you a simple, comfortable space to start your next chapter, with all the essentials in place and room to put your own stamp on it.



**GROUND FLOOR**

- Landing
- WC
- Living/Dining Room
- Kitchen

**FIRST FLOOR**

- Landing
- Bedroom 1

**Bedroom 2**

- Bathroom
- OUTSIDE**
- Rear Garden
- 2x Allocated Parking Spaces