



dunn&rate
ESTATE AGENTS



7 Stanley Grove

Baddeley Green, Stoke-On-Trent, ST2 7JA

STOP...LOOK...LISTEN!!! They have only gone and 'DUNN' it again at Dunn & Rate. This fantastic, semi detached property on STANLEY GROVE will have you jumping for joy! Ready and waiting for a new owner who is looking to put their renovation skills to the test to create their dream home. Sold with no upward chain the accommodation on offer comprises a large lounge/diner, kitchen, downstairs W.C, three bedrooms and family bathroom. Externally the property benefits from off road parking and a lawned rear garden. Located in the popular area of BADDELEY GREEN, down a quiet cul-de-sac, it is situated in close proximity to local schooling, amenities and canal tow paths. So I would definitely say we have DUNN good here, so what you waiting for don't hesitate or delay, make it a DUNN deal today!

£170,000

7 Stanley Grove

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- SPACIOUS SEMI DETACHED PROPERTY
- LARGE LOUNGE/DINER
- FAMILY BATHROOM

- SOLD WITH NO UPWARD CHAIN
- KITCHEN & DOWNSTAIRS W.C
- OFF ROAD PARKING & GARDENS TO FRONT & REAR

- IN A DESIRABLE LOCATION
- THREE BEDROOMS
- IN NEED OF MODERNISING

GROUND FLOOR

Entrance Porch

5'11" x 1'2" (1.81 x 0.37)

The property has a single glazed entrance door to the front aspect coupled with a single glazed window. Tiled flooring.

Entrance Hall

8'3" x 6'7" (2.52 x 2.01)

A single glazed entrance door leads from the porch coupled with a single glazed window. Under stairs storage cupboard and radiator. Stairs lead to the first floor.

Lounge/Diner

24'0" x 8'7" (7.32 x 2.62)

A double glazed window overlooks the front and rear aspect. Fireplace housing gas fire. Radiator.

Kitchen

8'9" x 8'5" (2.69 x 2.59)

A double glazed window overlooks the rear aspect. Fitted with base storage units and an inset stainless steel sink unit with side drainer. Coordinating work surface areas and partly tiled walls. Space for freestanding gas cooker and fridge. Two storage cupboards. Radiator.

Rear Hall

3'7" x 2'11" (1.11 x 0.89)

A upvc door leads out to the side of the property.

W.C

3'10" x 2'9" (1.17 x 0.86)

Fitted with a low level W.C and wash hand basin. Partly tiled and extractor fan.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch

Bedroom One

12'8" x 10'10" (3.88 x 3.31)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

10'10" x 10'10" (3.32 x 3.32)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

7'9" x 6'6" (2.38 x 2.00)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

8'6" x 6'6" (2.60 x 1.99)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath, low level W.C and wash hand basin. Storage cupboard housing central heating boiler. Partly tiled walls and radiator.

EXTERIOR

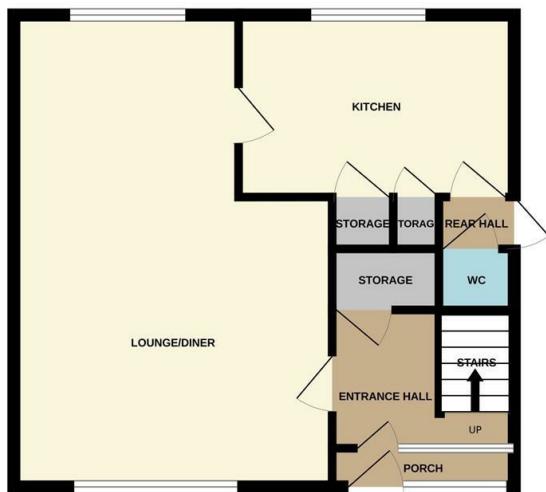
To the front there is a lawned area with a paved driveway leading down the side of the property. To the rear the garden is laid to lawn with a paved patio seating area and walk way. Garden shed and greenhouse. Fully enclosed by panelled fencing.





Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(70-80)	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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	