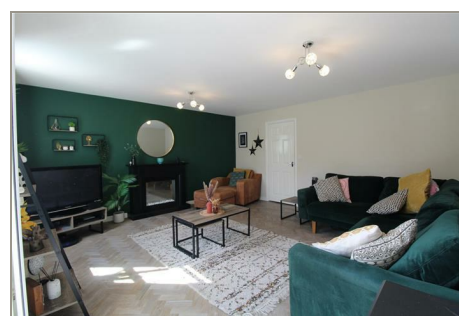




7, Doulton Grove, Baddeley Green

Baddeley Green Stoke-On-Trent, ST2 7QX

Like any fine china Royal DOULTON will always be renowned as the best! Therefore, why would you settle for anything less in your property search. This spacious, three storey town house on DOULTON Grove, is the perfect home for any family. Well maintained throughout and offering versatile living accommodation over three floors. The sizeable accommodation on offer comprises of a dining room/bedroom, W.C, utility room and kitchen/diner, to the ground floor. On the first floor there is a large lounge, a double bedroom and separate bathroom. To the second floor you will find three bedrooms, a family bathroom plus en-suite to the master. Externally, the property benefits from off road parking to the front. To the rear, the garden is fully enclosed and laid with Indian stone. Located in the popular area of Baddeley Green close to local amenities, excellent schooling and canal towpaths. It's time to put the kettle on, get the fine china out, as only Royal DOULTON will do, and make this your new home!

Offers in the region of £284,950

7 Doulton Grove

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



- STUNNING TOWNHOUSE
- FIVE GOOD SIZED BEDROOMS
- FULLY ENCLOSED LOW MAINTENANCE GARDEN
- FREEHOLD
- FABULOUS MODERN FITTED KITCHEN/DINER
- MASTER BEDROOM WITH ENSUITE
- OFF ROAD PARKING
- OPTION FOR TWO RECEPTION ROOMS
- LARGE LOUNGE
- NO UPWARD CHAIN

GROUND FLOOR

Entrance Porch

Open entrance porch with door to storage cupboard.

Entrance Hall

17'9" x 7'3" (5.42 x 2.22)
Double glazed composite door to the front aspect. Radiator and stairs to the first floor. LVT flooring.

Cloakroom

7'8" x 2'11" (2.36 x 0.89)
Fitted with a suite comprising of low level W.C and wash hand basin with vanity unit. Partly tiled walls and towel radiator.

Dining Room/Bedroom

16'9" x 8'1" (5.13 x 2.47)
A double glazed window overlooks the front aspect. Radiator and TV point. LVT flooring.

Kitchen/Diner

16'0" x 12'11" (4.90 x 3.95)
A double glazed window overlooks the rear aspect coupled with patio doors leading out to the rear garden. Fitted with a range of wall and base storage units with inset composite sink unit and side drainer. Coordinating work surface

areas and partly tiled walls. Integrated appliances include; double electric oven, electric hob, fridge/freezer and dishwasher. Radiator and wall mounted central heating boiler. Door to storage cupboard. LVT flooring.

(The kitchen island is freestanding and not included in the sale).

Utility Room

8'4" x 5'4" (2.56 x 1.65)
Fitted with base storage units, co-ordinating work surface areas and partly tiled walls. Space for a tumble dryer and plumbing and space for the washing machine. Radiator. LVT flooring.

FIRST FLOOR

First Floor Landing

14'1" 9'6" (4.30 x 2.92)
Stairs from the first floor. Radiator and door to storage cupboard.

Lounge

16'1" x 15'5" (4.91 x 4.70)
A double glazed window overlooks the front aspect coupled with patio doors and a Juliet balcony to the front.

Television point. Two radiators. LVT flooring.

(The fireplace is not included)

Bedroom

14'3" x 8'11" (4.35 x 2.73)
Two double glazed windows overlook the rear aspect. Fitted wardrobes and radiator.

Ensuite

9'4" x 6'2" (2.86 x 1.88)
Fitted with a suite comprising of shower, low level W.C and wash hand basin with vanity unit. Fully tiled walls and towel radiator. Extractor fan and light sensor, bluetooth mirror.

SECOND FLOOR

Second Floor Landing

13'6" x 6'8" (4.13 x 2.05)
Stairs from the first floor. Radiator, loft hatch and door to storage cupboard.

Bedroom

15'1" x 9'0" (4.62 x 2.75)
A double glazed window overlooks the front aspect. Fitted wardrobes and radiator.

Ensuite

8'0" x 6'5" (2.44 x 1.97)
Fitted with a suite comprising of a shower cubicle, low level W.C and wash hand basin. Towel radiator, extractor fan and shaver point.

Bedroom

12'2" x 8'10" (3.73 x 2.70)
A double glazed window overlooks the rear aspect. Radiator and TV point.

Bedroom

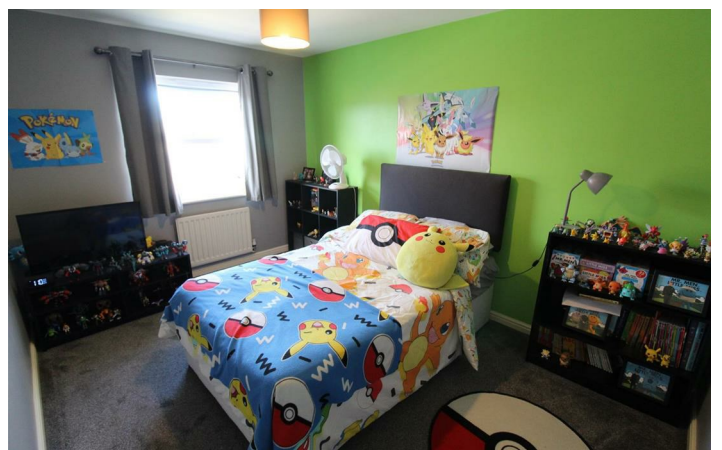
11'10" x 6'8" (3.63 x 2.04)
A double glazed window overlooks the front aspect. Radiator.

Bathroom

8'11" x 6'9" (2.73 x 2.06)
Fitted with a suite comprising of bath, low level W.C and wash hand basin. Towel radiator, extractor fan and shaver point.

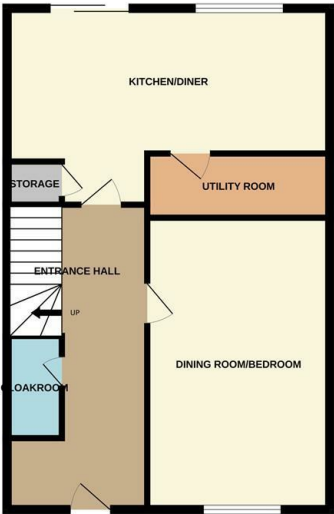
EXTERIOR

To the front there is a paved driveway for parking. To the rear, the garden is laid with Indian stone and fully enclosed with rear access gate and fencing. Outside tap and electric socket.

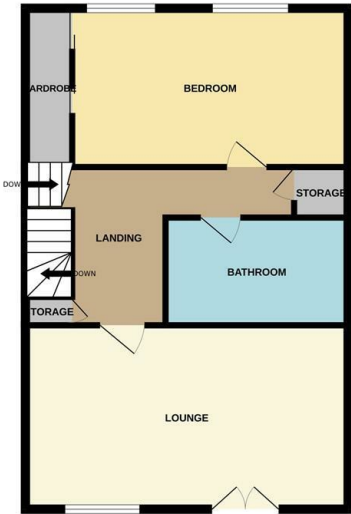


Floor Plan

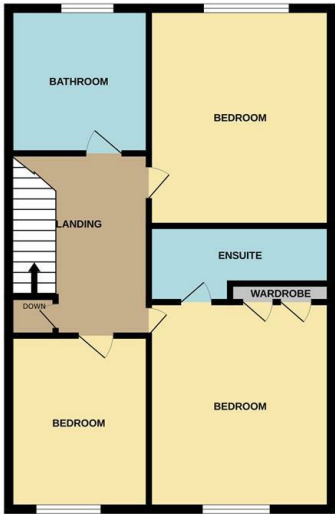
GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



2ND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 1939 sq.ft. (180.1 sq.m.) approx.
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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