



## 14 Onyx Grove

Milton, Stoke-On-Trent, ST6 8HP

Hot off the press, read all about it, read all about! An immaculate three storey town house in the popular area of Milton is the headline today! Perfectly positioned down a quiet cul-de-sac overlooking the canalside and sold with no upward chain. The spacious accommodation comprises, a large lounge, modern fitted kitchen/diner, three bedrooms, three bathrooms and utility room. Externally the property benefits from off road parking, an integral garage and fully landscaped rear garden which is fully enclosed. Don't let this property be old news! Grab it now why its hot of the press!!! Call today to book a viewing. Please note this property is leasehold tenure.

**£200,000**

# 14 Onyx Grove

Milton, Stoke-On-Trent, ST6 8HP



- A SPACIOUS THREE STOREY TOWN HOUSE
- THREE BEDROOMS
- OFF ROAD PARKING & INTEGRAL GARAGE
- NO UPWARD CHAIN
- LARGE LOUNGE
- THREE BATHROOMS
- FULLY ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN/DINER
- UTILITY ROOM
- QUIET CUL-DE-SAC LOCATION CANALSIDE

## GROUND FLOOR

### Entrance Hall

18'0" x 6'0" (5.51 x 1.85)

The property has a double glazed entrance door to the front aspect. Two storage cupboards, one housing hot water cylinder. Stairs leading to the first floor.

### Shower Room

7'1" x 2'8" (2.18 x 0.83)

Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Partly tiled walls, ceiling spotlights and extractor fan. Ladder style towel radiator.

### Utility Room

8'6" x 5'5" (2.61 x 1.67)

A double glazed access door leads out to the rear garden. Wall and base storage units and inset stainless steel sink unit and side drainer. Space and plumbing for washing machine and tumble dryer. Wall mounted central heating boiler and radiator.

### Bedroom Three

8'6" x 8'5" (2.61 x 2.57)

A double glazed window overlooks the rear aspect. Radiator.

## FIRST FLOOR

### First Floor Landing

### Lounge

18'8" x 14'6" (5.69 x 4.43)

Two double glazed windows overlook

the front aspect. Fireplace housing electric fire. Ceiling spotlights and two radiators. Television point.

### Kitchen/Diner

14'6" x 8'5" (4.42 x 2.59)

Two double glazed windows overlook the rear aspect. Fitted with a range of wall and base storage units with inset ceramic sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven with gas hob over and cooker hood above. Space for fridge/freezer and integrated dishwasher. Radiator. Space for table and chairs and extractor fan. Radiator.

## SECOND FLOOR

### Second Floor Landing

Loft access hatch.

### Bedroom One

14'7" x 13'10" (4.45 x 4.24)

Two double glazed windows overlook the front aspect. Radiator.

### Bedroom One En-Suite

6'5" x 5'8" (1.97 x 1.75)

Fitted with as suite comprising bath with shower mixer tap, vanity hand wash basin and low level W.C. Ceiling spotlights and ladder style towel radiator. Extractor fan and shaver point.

### Bedroom Two

14'6" x 8'7" (4.43 x 2.64)

Two double glazed windows overlook the rear aspect. Radiator.

### Bedroom Two En-Suite

5'8" x 5'8" (1.75 x 1.74)

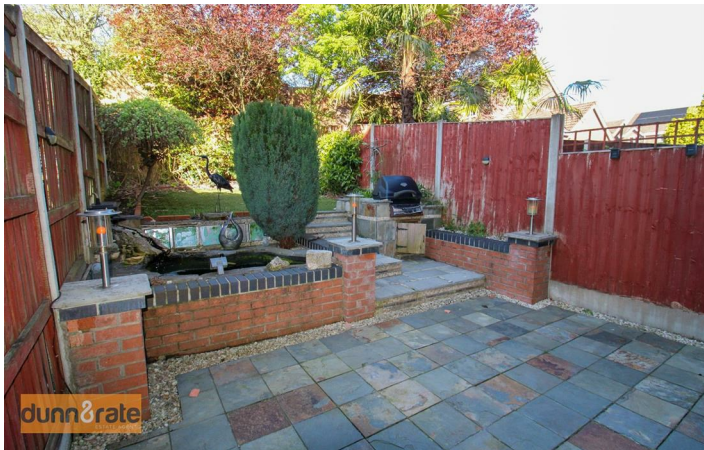
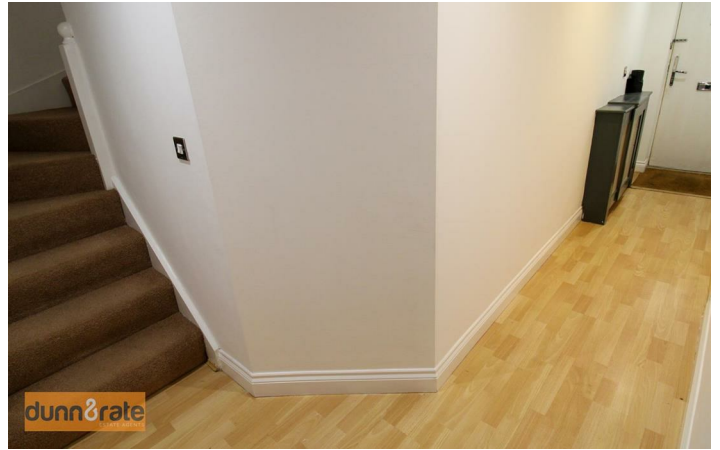
Fitted with a suite comprising shower unit, low level W.C and vanity hand basin. Partly tiled walls and ceiling spotlights. Ladder style towel radiator and razor point.

## EXTERIOR

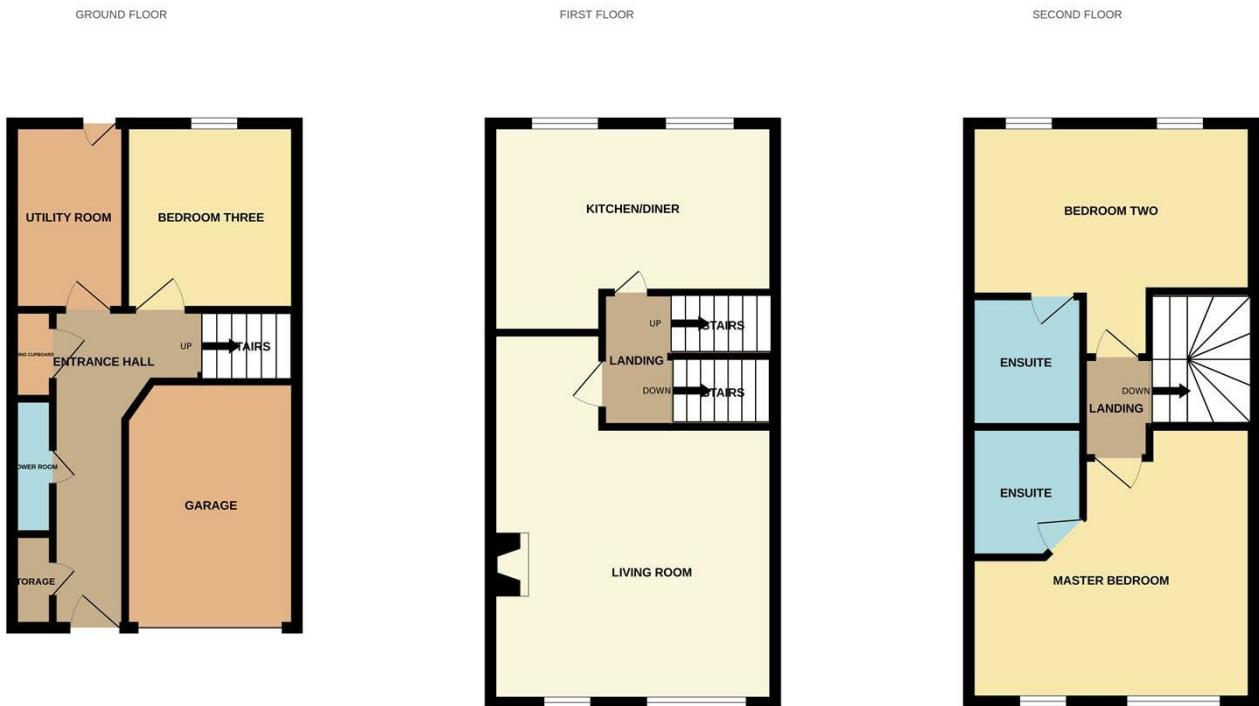
To the front the property has a tarmac driveway with access to the garage. To the rear the garden is fully enclosed with a paved patio seating area and steps lead to an artificial lawn. Built in BBQ area and pond. Mature trees and shrubbery. The garden is fully enclosed by panelled fencing and a rear access gate.

### Leasehold Tenure

This property is Leasehold tenure, it currently has 135 years left on the lease and ground rent is £162 per annum.



# Floor Plan



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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