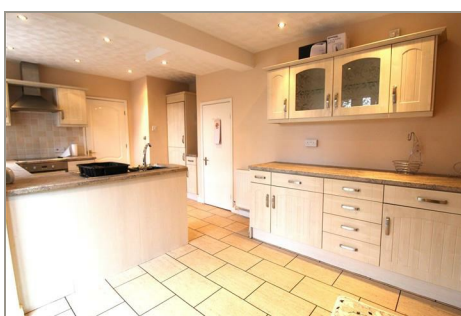




41 Trentfields Road

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

I hear you call my name, and it feels like I'm home... you will feel right at home from the front door as you enter this deceptively large DETACHED property located in the desirable area of Baddeley Green. Immaculately presented throughout, this RARE FIND of a property boasts a HUGE lounge, modern fitted kitchen diner, with space for a table and chairs, downstairs cloakroom, THREE good size bedrooms, two with fitted wardrobes and a family size bathroom. Externally, the property benefits from off road parking, as well as a GARAGE, a fully enclosed, attractive rear garden, laid with lawn, paving and stone. What are you waiting for make a prayer because I wanna take you there, book your viewing today!

£230,000

41 Trentfields Road

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



- DECEPTIVELY LARGE DETACHED PROPERTY
- THREE GOOD SIZED BEDROOMS
- GARAGE
- DESIRABLE LOCATION, CLOSE TO SCHOOLS AND AMENITIES
- HUGE LOUNGE
- FAMILY SIZE BATHROOM
- AMPLE OFF ROAD PARKING
- MODERN FITTED KITCHEN/DINER
- FULLY ENCLOSED ATTRACTIVE REAR GARDEN
- SOLD WITH NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

6'6" x 6'5" (1.99 x 1.96)

The property has a double glazed entrance door, with double glazed windows to the front aspect. Stairs leading to the first floor. Radiator. Door to cloakroom.

Cloakroom

5'2" x 2'9" (1.59 x 0.86)

Low level W.C and wash hand basin. Radiator.

Lounge

23'6" x 10'11" (7.17 x 3.34)

A double glazed bow window overlooks the front aspect, with double glazed patio doors leading out to the rear aspect. Fireplace housing gas fire. Two Television points and telephone point. Two radiators.

Kitchen/Diner

17'9" x 10'1" (5.42 x 3.09)

A double glazed window overlooks the rear aspect. Double glazed patio doors lead to the rear garden. Fitted with a

range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated appliances include; electric oven and hob with extractor above, washing machine and fridge freezer. Ceiling spotlights and two radiators. Door to storage cupboard.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect.

Bedroom One

12'8" x 10'10" (3.87 x 3.32)

A double glazed window overlooks the front aspect. Fitted with wardrobes and radiator.

Bedroom Two

10'11" x 10'11" (3.34 x 3.33)

A double glazed window overlooks the rear aspect. Fitted with wardrobes and radiator.

Bedroom Three

7'9" x 6'6" (2.37 x 1.99)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

8'5" x 6'6" (2.59 x 1.99)

A double glazed window overlooks the side aspect. Fitted with a suite comprising of low level W.C and wash hand basin. Shower cubicle. Partly tiled walls and radiator. Door to airing cupboard housing combi boiler.

EXTERIOR

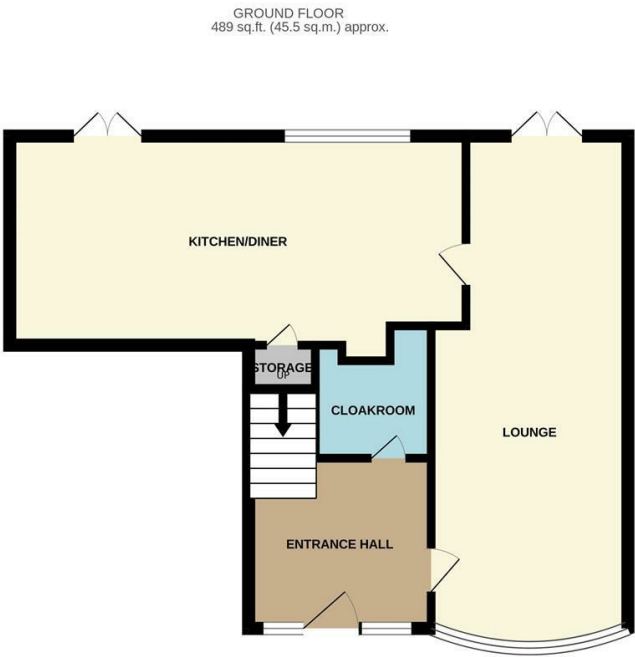
To the front, the property has a large paved driveway and decorative plum slate border. To the rear, the garden is fully enclosed by panelled fencing with a side access gate. The garden is laid to lawn with a paved patio and plum slate. Two sheds.

Garage

Fitted with power and lighting and electric roller door.



Floor Plan



TOTAL FLOOR AREA : 867 sq.ft. (80.6 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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