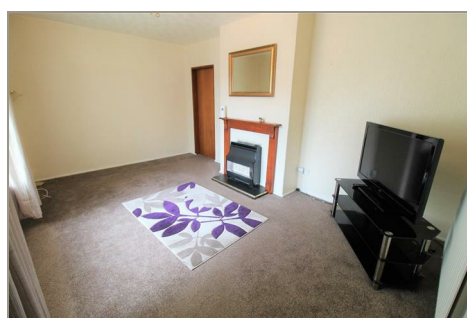




22 Bagot Grove

Sneyd Green, Stoke-On-Trent, ST1 6JF

Are you in the market to BAG yourself a spacious property, no upward chain, close to local amenities, off road parking??? If you have said yes to any of the above then I have the perfect property for you on BAGot Grove. Nestled away in a cul-de-sac location this property is sold with no upward chain and close to local amenities. The accommodation on offer comprises a lounge, fitted kitchen/diner, utility room, cloakroom, three great sized bedrooms and a family bathroom. Externally the property benefits from a sizeable corner plot with ample off road parking and a fully enclosed lawned rear garden. Located in the popular area of Sneyd Green, close to excellent schooling, canal towpaths and commuter links to the main town centre. Don't delay and miss out on the chance to BAG your perfect home! Call today to book a viewing.

Offers in excess of £129,950

22 Bagot Grove

Sneyd Green, Stoke-On-Trent, ST1 6JF



- SPACIOUS SEMI DETACHED PROPERTY
- FITTED KITCHEN/DINER
- FAMILY BATHROOM
- NO UPWARD CHAIN
- SITTING ON A SIZEABLE CORNER PLOT
- UTILITY ROOM & CLOAKROOM
- HUGE DRIVEWAY & LAWNED REAR GARDEN
- LOUNGE
- THREE BEDROOMS
- CLOSE TO LOCAL AMENITIES

GROUND FLOOR

Entrance Hall

14'0" x 2'11" (4.27 x 0.89)

The property has a double glazed entrance door to the front aspect.

Glazed window into the utility room.

Stairs to the first floor. Radiator.

Lounge

16'2" x 10'4" (4.95 x 3.15)

A double glazed window overlooks the front aspect. Fireplace housing gas fire. Television point. Radiator.

Kitchen/Diner

11'4" x 11'3" (3.46 x 3.44)

Two double glazed UPVC windows overlook the side and rear aspect.

Fitted with a range of wall and base storage units with inset

stainless steel sink unit with

coordinating work surface areas.

Space for gas cooker and

plumbing for washing machine.

Pantry style storage cupboard.

Radiator. Space for table and

chairs.

Utility Room

8'5" x 7'10" (2.58 x 2.40)

A double glazed window overlooks

the rear aspect coupled with a

double glazed access door leading

out to the rear garden. Space for fridge/freezer. Radiator.

Cloakroom

4'5" x 2'9" (1.35 x 0.84)

A double glazed window overlooks the rear aspect. Low level W.C.

FIRST FLOOR

First Floor Landing

Loft access hatch. Storage

cupboard housing central heating boiler.

Bedroom One

13'7" x 11'5" (4.15 x 3.50)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Two

10'7" x 10'4" (3.25 x 3.17)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Three

10'4" x 8'7" (3.17 x 2.63)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

7'7" x 5'7" (2.33 x 1.71)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Partly tiled walls and extractor fan. Radiator.

EXTERIOR

To the front the property sits on a sizeable corner plot so has ample off road parking, which is fully enclosed by panelled fencing and a side access gate to the rear. To the rear the garden is laid to lawn with a paved patio area and enclosed by panelled fencing.

Council Tax Band

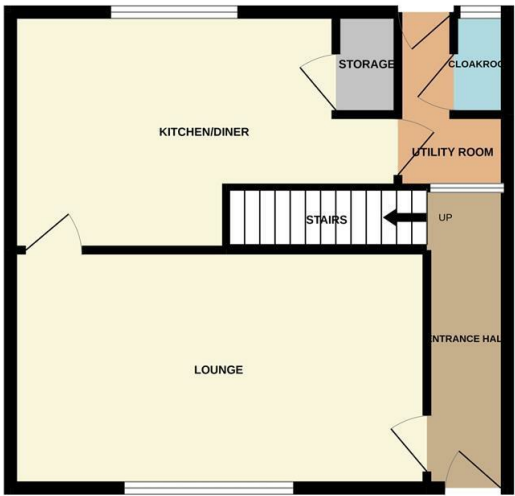
Council Tax Band A.

Purchaser should seek confirmation prior to completion



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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