



## 13 Kingswinford Place

Sneyd Green, Stoke-On-Trent, ST6 2NN

In the words of the great Martin Luther KING, 'I had a dream....' Well its time to make dreams come true, because I have the perfect semi detached property ready and waiting for you to make your own. Nestled away in a quiet cul-de-sac in the popular area of Sneyd Green, KINGswinford Place, is spacious and well maintained by the current owners. The accommodation on offer comprises a large lounge, modern fitted kitchen, conservatory, two double bedrooms and a contemporary family bathroom. Externally the property benefits from a fully enclosed rear garden laid to lawn with a paved patio area. Located in the popular area of Sneyd Green close to local amenities, excellent commuter links to the main town centre, schooling and within walking distance to the popular Central Forest Park featuring a lake with walkways and a skate park with playground. Its time to be KING and make that dream a reality, call today to book a viewing.

**£139,950**

# 13 Kingswinford Place

Sneyd Green, Stoke-On-Trent, ST6 2NN



- IMMACULATE SEMI DETACHED
- CONSERVATORY
- ENCLOSED REAR GARDEN
- LARGE LOUNGE
- TWO DOUBLE BEDROOMS
- POPULAR LOCATION
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- EARLY VIEWING A MUST

## GROUND FLOOR

### Entrance Porch

A double glazed entrance door overlooks the front aspect coupled with double glazed windows to the front aspect.

### Entrance Hall

7'8" x 5'11" (2.34 x 1.81)

A wooden entrance door leads from the porch and a double glazed window overlooks the side aspect. Stairs leading to first floor. Radiator.

### Lounge

21'8" x 10'9" (6.62 x 3.28)

A double glazed bay window overlooks the front aspect and double glazed doors lead into the conservatory. Wall mounted electric feature fire. Television point and two radiators.

### Kitchen

11'0" x 7'4" (3.36 x 2.26)

A double glazed window overlooks the rear aspect with a double glazed access door to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel bowl sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and induction hob

with cooker hood above. Space for fridge/freezer, plumbing for washing machine and wine cooler. Wall mounted central heating boiler. Ceiling spotlights and extractor fan. Ladder style radiator.

### Conservatory

10'11" x 10'2" (3.35 x 3.11)

A UPVC double glazed conservatory with patio doors leading out to the rear garden and windows to the side and rear.

## FIRST FLOOR

### First Floor Landing

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

### Bedroom One

14'0" x 9'1" (4.28 x 2.78)

A double glazed window overlooks the front aspect. Fitted storage cupboard. Television point and radiator.

### Bedroom Two

10'11" x 9'11" (3.35 x 3.04)

A double glazed window overlooks the rear aspect. Storage cupboard housing hot water cylinder. Radiator.

### Bathroom

5'10" x 5'5" (1.78 x 1.66)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, vanity hand wash basin and low level W.C. Partly tiled walls and ceiling spotlights. Ladder style towel radiator.

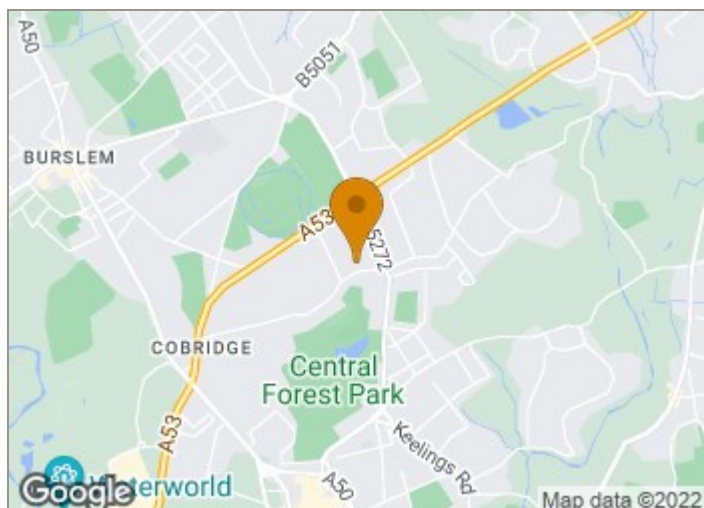
## EXTERIOR

To the front the property is laid to lawn with a slate border and gated access to a paved pathway leading down the side of the property. To the rear the garden is fully enclosed by panelled fencing and is laid to lawn with a paved patio seating area and mature shrubbery borders. Garden shed.

### Council Tax Band

Council Tax Band B

Purchaser should seek confirmation prior to completion





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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