



100 Baddeley Green Lane

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

In my imagination, there is no complication, I dream about you all the time....well as luck should have it, we have a rare opportunity for you to make this home of dreams all yours! This home has it ALL; to the ground floor, a welcoming lounge, modern kitchen/dining room perfect for entertaining, with breakfast bar and huge island dining table and cloak room! To the first floor there are THREE good sized bedrooms and a contemporary family bathroom. Externally, the property offers off road parking, a detached GARAGE and a beautiful rear garden with seating area and separate studio/garden room. You will feel so LUCKY, LUCKY, LUCKY, LUCKY. You will be so LUCKY in love... Give us a call to arrange your viewing now to AVOID disappointment!

Offers in the region of £295,000

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- STUNNING & SPACIOUS SEMI DETACHED PROPERTY
- DOWNSTAIRS WC
- LARGE DRIVEWAY LEADING TO A DETACHED GARAGE
- CLOSE TO LOCAL AMENITIES & SCHOOLING
- LARGE LOUNGE WITH PERIOD FEATURES
- THREE GOOD SIZED BEDROOMS
- SELF CONTAINED STUDIO/GARDEN ROOM
- FABULOUS MODERN FITTED KITCHEN
- CONTEMPORARY FAMILY BATHROOM
- EARLY VIEWING A MUST

GROUND FLOOR

Entrance Hall

14'0" x 7'10" (4.27 x 2.39)

A double glazed door and windows look out to the front aspect. Fitted console table. Radiator, decorative panelling and tiled flooring. Door to WC.

Cloakroom

6'2" x 3'8" (1.88 x 1.13)

A double glazed window looks out to the side aspect. Fitted with a Low Level WC and wash hand basin.

Lounge

12'3" x 11'10" (3.75 x 3.61)

A double glazed bay window looks out to the front aspect. Gas fireplace, TV point and radiator. Built-in alcove storage.

Kitchen Diner

20'2" x 13'5" (6.15 x 4.09)

Double glazed French patio doors lead out to the rear garden, coupled with windows either side and a further window to the rear. A side door leads out to the driveway. Fitted with a range of wall and base storage units, coordinating work surface areas, breakfast bar and kitchen island dining table with storage. Inset stainless steel sink and

drainer and partly tiled walls.

Appliances include; freestanding fridge/freezer and Rangemaster gas oven with extractor above. Integrated appliances include washing machine and dishwasher. Boiler, two radiators, TV Point, decorative fireplace, wall panelling and alcove built-in storage.

FIRST FLOOR

First Floor Landing

8'4" x 7'10" (2.56 x 2.39)

Stairs from the ground floor. A double glazed window looks out to the side aspect. Decorative panelling and loft access hatch.

Bedroom One

14'2" x 10'0" (4.34 x 3.06)

A double glazed bay window looks out to the front aspect. Fitted wardrobes and radiator.

Bedroom Two

12'10" x 11'3" (3.92 x 3.45)

A double glazed window looks out to the rear aspect. Fitted wardrobes, radiator and TV point.

Bedroom Three

7'9" x 6'11" (2.37 x 2.12)

A double glazed bay window looks out to the front aspect. Fitted wardrobe, radiator and TV point.

Bathroom

9'3" x 7'9" (2.82 x 2.37)

Two double glazed windows look out to the side aspect. Fitted suite comprising of shower cubicle, free standing bath, low level WC and wash hand basin. Column towel rail radiator, fully tiled walls and extractor fan.

EXTERIOR

To the front of the property there is a paved driveway leading to a detached garage through double gates. To the rear, the garden is fully enclosed, laid to lawn, with paved patio areas and pergola. Detached studio/garden room.

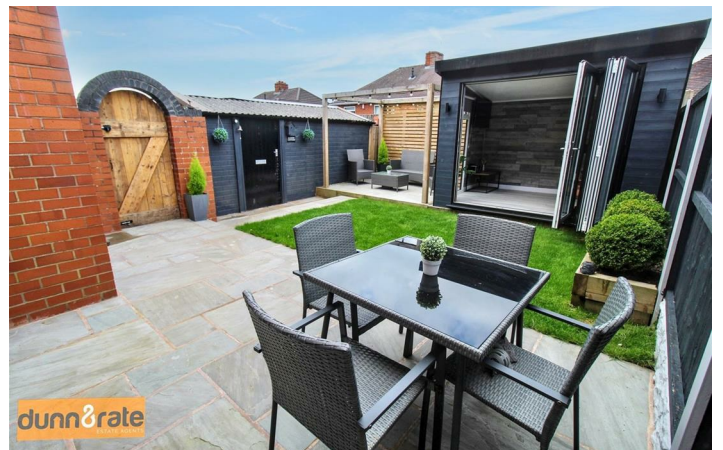
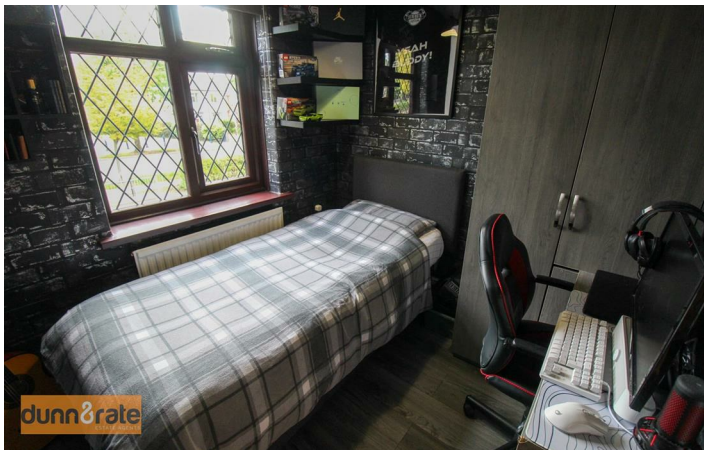
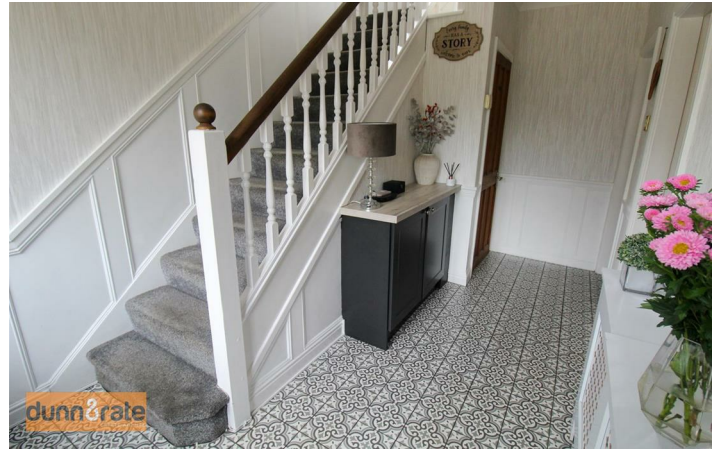
Garage

Up and over door to the front aspect. Door to the side.

Studio/Garden Room

9'8" x 7'3" (2.95 x 2.22)

A double glazed window looks out to the side and bifold doors to the front. TV point.



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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