



41 Greenbank Road Tunstall, Stoke-On-Trent, ST6 7EX

I gave a letter to the POSTman, he put it in his sack. Bright early the next morning, he brought my letter back. He wrote upon it, return to sender, address unknown, no such number, no such zone!! Who needs the POST man when you can have the full POST OFFICE! Let me introduce you to this stunningly spacious detached property suitably named The Old POST OFFICE! Beautifully maintained throughout this immaculate property comprises two reception rooms, large modern fitted kitchen/dining room, utility room, study, three double bedrooms, family bathroom and separate W.C. And if that wasn't enough it has a complete basement for storage and a fully contained annex, finished to a high standard comprising a lounge/bedroom, fully fitted kitchen and shower room. Externally the property sits on a sizeable plot with ample off road parking to the front and a fully enclosed, private rear garden. The rear garden is laid mainly to lawn with a raised decked sitting area and sleeper flower bed borders. Located in the popular area of Tunstall in close proximity to Tunstall park, amenities and schooling. So sack the POST man and take the whole POST Office for yourself! Call today to book a viewing!

£299,950

41 Greenbank Road

Tunstall, Stoke-On-Trent, ST6 7EX



- STUNNING SPACIOUS DETACHED
- TWO RECEPTION ROOMS PLUS STUDY
- CONTEMPOARY BATHROOM & SEPERATE W.C
- ANNEX WITH KITCHEN/LOUNGE/BEDROOM/SHOWER ROOM
- SELF CONTAINED ANNEX
- HUGE KITCHEN/DINING ROOM
- AMPLE OFF ROAD PARKING
- LARGE REAR GARDEN PLOT
- THREE DOUBLE BEDROOMS
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

11'5" x 6'9" (3.49 x 2.07)

The property has a double glazed entrance door coupled with a double glazed window. Under stairs storage cupboard. Original tiled flooring. Radiator and stairs leading to the first floor.

Lounge

12'11" x 10'3" (3.95 x 3.13)

A double glazed bay window overlooks the front aspect. Exposed brick fireplace housing multi fuel log burner. Radiator and television point.

Sitting Room

13'11" x 13'9" (4.26 x 4.21)

A double glazed bay window overlooks the rear aspect. Fireplace housing gas fire. Television point and radiator.

Kitchen/Dining Room

15'5" x 14'6" (4.70 x 4.43)

A double glazed window overlooks the front aspect with double glazed doors leading into the study. Fitted with a range of wall and base storage units with inset ceramic sink unit and side drainer. Coordinating work surface areas and ceiling spotlights. Freestanding Rangemaster style cooker with cooker hood above, American style fridge/freezer and space and plumbing for dishwasher. Television point and radiator. Space for dining table and chairs.

Utility Room

11'9" x 6'7" (3.60 x 2.02)

A double glazed window overlooks the rear aspect. Fitted with base units and work surface areas. Space and plumbing for washing machine and tumble dryer. Ceiling spotlights and radiator. Access hatch leading into the basement.

Study

12'7" x 6'0" (3.85 x 1.85)

Double glazed patio doors lead out to the rear aspect. Radiator and ceiling spotlights.

LOWER GROUND FLOOR

Basement

Consisting of three rooms with power and lighting in each.

Room One - 3.65 x 2.12

Room Two - 3.65 x 3.32

Room Three - 3.82 x 3.17

FIRST FLOOR

First Floor Landing

Bedroom One

14'9" x 13'4" (4.50 x 4.08)

A double glazed bay window overlooks the front aspect. Fitted wardrobes and radiator. Television point.

Bedroom Two

14'1" x 12'11" (4.30 x 3.95)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Three

14'3" x 10'8" (4.35 x 3.26)

A double glazed bay window overlooks the rear aspect. Walk in dressing dressing room. Television point and radiator.

Bathroom

8'9" x 6'9" (2.68 x 2.06)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with seperate double shower unit and vanity hand wash basin with low level W.C. Ceiling spotlights and shaver point. Radiator.

W.C

6'0" x 2'10" (1.84 x 0.88)

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

EXTERIOR

To the front the property has a paved driveway with ample parking. To the rear the property sits on a sizeable plot laid mainly to lawn with a large raised decked seating area and sleeper flower bed borders. Fully enclosed by mature trees and shrubbery. Garden shed.

ANNEX

Annex Kitchen

10'0" x 7'5" (3.07 x 2.27)

The annex is access via a double glazed door to the front aspect coupled with double glazed windows. Fitted with a range of wall and base storage units with inset stainless steel bowl sink unit and drainer. Coordinating work surface areas and integrated electric oven and hob with cooker hood above. Space for fridge/freezer and partly tiled.

Annex Lounge/Bedroom

13'5" x 13'1" (4.09 x 3.99)

A double glazed window overlooks the rear aspect with skylight to the ceiling and double glazed patio door to the rear aspect. Wall mounted central heating boiler. Television point and radiator.

Annex Shower Room

8'6" x 4'1" (2.61 x 1.26)

Fitted with a suite comprising shower unit, low level W.C and vanity hand wash basin. Fully tiled walls and ceiling spotlights. Radiator.

Council Tax Band

Council Tax Band D.

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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