

12 Onyx Grove

Milton, Stoke-On-Trent, ST6 8HP

Signed, sealed, delivered.... make it yours! New to the market for the new year a spacious three storey town house, sold with no upward chain! Perfectly located down a quiet cul-de-sac overlooking the canal in the popular area of Milton, this family home is looking for a new owner. The accommodation on offer is spread over three floors and comprises a large lounge, kitchen/diner, utility room, three bedrooms, two with en-suites plus shower room. Externally the property benefits from off road parking, garage and a low maintenance, fully enclosed rear garden. Situated in the popular area of Milton, close to local amenities, excellent schooling, canal towpaths and commuter links to the main town centre. Where do i sign??? Right here and let me hand you the keys. Please note this property is LEASEHOLD TENURE.

£197,500

12 Onyx Grove

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- SPACIOUS THREE STOREY TOWN HOUSE
- LARGE LOUNGE
- TWO EN-SUITES PLUS SHOWER ROOM

- SOLD WITH NO UPWARD CHAIN
- FITTED KITCHEN/DINER
- OFF ROAD PARKING & GARAGE

- THREE GOOD SIZED BEDROOMS
- UTILITY ROOM
- CANAL SIDE LOCATION

LEASEHOLD TENURE

GROUND FLOOR

Entrance Hall

17'4" x 3'7" (5.30 x 1.11)

The property has an entrance door to the front aspect. Storage cupboard housing hot water cylinder. Stairs lead to the first floor. Radiator and ceiling spotlights.

Shower Room

5'4" x 2'8" (1.63 x 0.83)

Fitted with a low level W.C, shower unit and wash hand basin. Ladder style towel radiator.

Utility Room

8'8" x 5'5" (2.66 x 1.67)

A double glazed access door leads out to the rear garden. Fitted with base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and space and plumbing for a washing machine. Wall mounted central heating boiler and radiator.

Bedroom Three

8'7" x 8'5" (2.63 x 2.59)

A double glazed window overlooks the rear aspect. Radiator.

FIRST FLOOR

First Floor Landing

Stairs lead to the second floor.

Lounge

18'9" x 14'6" (5.74 x 4.44)

Two double glazed windows overlook the front aspect. Fireplace. Ceiling spotlights and two radiators.

Kitchen/Diner

14'6" x 10'9" (4.42 x 3.28)

Two double glazed windows overlook the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit. Coordinating work surface areas and partly tiled walls. Integrated electric oven with hob. Space for fridge/freezer. Ceiling spotlights and space for table and chairs. Radiator.

SECOND FLOOR

Second Floor Landing

Loft access hatch.

Bedroom One

14'5" x 13'11" (4.41 x 4.26)

Two double glazed windows overlook the front aspect. Radiator.

En-Suite Bedroom One

5'9" x 3'0" (1.76 x 0.92)

Fitted with a suite comprising bath, wash hand basin and low level W.C. Partly tiled walls, extractor fan and ceiling spotlights. Ladder style towel radiator.

Bedroom Two

14'6" x 11'5" (4.43 x 3.49)

Two double glazed windows overlook the rear aspect. Radiator.

En-Suite Bedroom Two

5'8" x 5'8" (1.74 x 1.73)

Fitted with a suite comprising shower, low level W.C and vanity hand wash basin. Partly tiled, extractor fan and ceiling spotlights. Ladder style towel radiator.

EXTERIOR

To the front the property has a tarmacadam driveway and paved pathway leading to the entrance door. To the rear the garden is fully enclosed with a rear access gate. The garden is laid with artificial lawn and a shale seating area.

Garage

Integral garage with up and over door.

Tenure

Please note this property is of LEASEHOLD tenure. 155 year lease from January 2003. The current Ground Rent is £162.00 per annum

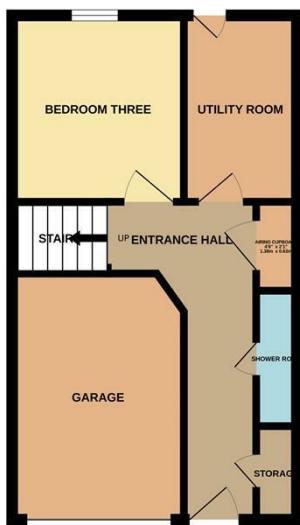
Disclaimer

All services/appliances have not, and will not be tested.

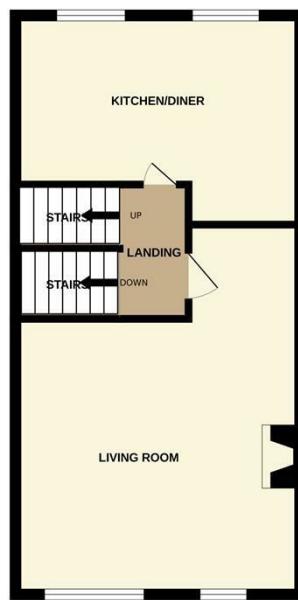


Floor Plan

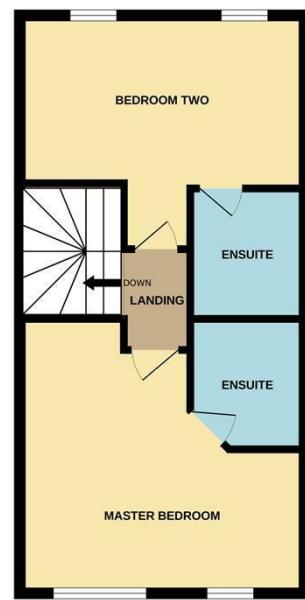
GROUND FLOOR



FIRST FLOOR



SECOND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	