



31 Field Avenue

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

Like an open FIELD, the potential is limitless! No need for any potential here because this stunning detached property on FIELD Avenue has already reached perfection! Sitting on a sizeable plot in the popular area of Baddeley Green, this spacious detached house is ready and waiting to captivate you. Benefitting from a spacious lounge with conservatory off, fitted kitchen/diner, three good sized bedrooms and family bathroom. Externally the property benefits from ample off road parking and garage, the garden is laid to lawn with an Indian stone patio. Located in the popular area of Baddeley Green with excellent commuter links, schooling and local amenities. Don't let this be an open FIELD come and make it yours. Call today to book a viewing.

£268,500

31 Field Avenue

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



- LARGE DETACHED PROPERTY LOCATED IN SOUGHT AFTER LOCATION
- KITCHEN/DINER AND CLOAKROOM
- OFF ROAD PARKING AND GARAGE
- CLOSE TO GOOD SCHOOLING AND AMENITIES
- LARGE LOUNGE/DINER
- THREE GOOD SIZED BEDROOMS
- LARGE REAR GARDEN
- CONSERVATORY
- FAMILY BATHROOM
- SOLD WITH NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

13'3" x 6'11" (4.05 x 2.13)

A UPVC door to the front aspect and UPVC windows to the front aspect. Radiator and stairs to the first floor. Door to storage cupboard.

Cloakroom

4'5" x 2'8" (1.37 x 0.82)

Fitted with a suite comprising low level W.C. and wash hand basin. Tiled flooring and tiled walls.

Lounge

25'2" x 12'9" (7.68 x 3.91)

A UPVC window to the front aspect and aluminium sliding door to the rear aspect. Gas fireplace and two radiators. Television and telephone point.

Kitchen/Diner

20'1" x 10'7" (6.13 x 3.24)

A UPVC window to the rear aspect and UPVC patio doors to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Co ordinating work surface areas and partly tiled walls. Gas/ electric connection for cooker, cooker hood

above. Plumbing for a washing machine and space for fridge/freezer. Tiled flooring.

Conservatory

9'3" x 8'9" (2.82 x 2.69)

A UPVC construction, UPVC windows to the rear and side aspect, UPVC door to the side aspect.

FIRST FLOOR

Landing

7'10" x 6'11" (2.41 x 2.11)

A UPVC window to the side aspect. Stairs from the ground floor. Loft hatch access.

Bedroom One

12'11" x 12'8" (3.96 x 3.88)

A UPVC window to the front aspect. Fitted wardrobes and radiator.

Bedroom Two

12'0" x 10'9" (3.67 x 3.30)

A UPVC window to the rear aspect. Radiator.

Bedroom Three

9'0" x 7'9" (2.75 x 2.38)

A UPVC window to the rear aspect. Radiator.

Bathroom

6'11" x 6'7" (2.12 x 2.02)

A UPVC window to the front aspect. Fitted with a suite comprising bath with shower head, wash hand basin and low level W.C. Fully tiled walls and radiator. Tiled flooring.

EXTERIOR

To the front of the property there is an Indian stone driveway providing ample of road parking. The rear has an Indian stone patio and good sized lawned enclosed garden.

Garage

17'1" x 10'2" (5.23 x 3.11)

An up and over door to the front aspect. power and light. Combi boiler.



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.
Made with Metropix ©2023

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

