



14 Minton Grove

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

MINT condition, MINT location, MINT property here on MINTon Grove. Located in the extremely popular area of Baddeley Green, this spacious three storey townhouse offers versatile living for any family. The accommodation on offer comprises a huge lounge with Juliet balcony, modern fitted breakfast kitchen opening into the conservatory, utility room, family room, four double bedrooms, family bathroom, shower room and two en-suites. Externally the property benefits from off road parking to the front and a fully enclosed low maintenance rear garden. Located in the extremely popular area of Baddeley Green, close to local amenities, excellent schooling and canal towpaths. Don't miss out on becoming the new owner of this MINT property and call us to arrange a viewing.

£289,950

14 Minton Grove

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



- IMMACULATELY PRESENTED THREE STOREY TOWNHOUSE
- FOUR DOUBLE BEDROOMS
- UTILITY ROOM
- OPEN PLAN BREAKFAST KITCHEN/CONSERVATORY
- FAMILY BATHROOM, SHOWER ROOM PLUS TWO EN-SUITES
- OFF ROAD PARKING & ENCLOSED REAR GARDEN
- LARGE LOUNGE WITH JULIET BALCONY
- FAMILY ROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

17'10" x 4'9" (5.46 x 1.46)

The property has a double glazed entrance door to the front aspect. Storage cupboard. Stairs leading to the first floor. Radiator.

Shower Room

5'0" x 3'1" (1.54 x 0.96)

Fitted with a shower unit, low level W.C and wash hand basin with tiled splashback. Extractor fan and radiator.

Family Room

16'9" x 8'4" (5.12 x 2.56)

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

Breakfast Kitchen

14'1" x 11'5" (4.30 x 3.48)

A double glazed window overlooks the rear aspect and an open archway leads into the conservatory area. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating granite work surface areas and ceiling spotlights. Integrated appliances include electric double oven, hob and cooker hood above, microwave, dishwasher and wine cooler. Space for american style fridge/freezer. Storage cupboard housing central heating boiler. Breakfast bar and ceiling spotlights. Television point.

Conservatory

12'11" x 9'5" (3.95 x 2.89)

A upvc conservatory with vaulted glass roof and double glazed windows to the side and rear aspect coupled with double glazed patio doors. Television point and radiator.

Utility Room

8'5" x 5'7" (2.57 x 1.71)

Fitted storage units and space and plumbing for washing machine and tumble dryer. Ceiling spotlights and extractor fan. Radiator.

FIRST FLOOR

First Floor Landing

9'6" x 3'5" (2.92 x 1.06)

Stairs leading to the second floor. Radiator.

Lounge

16'1" x 15'5" (4.92 x 4.70)

A double glazed window overlooks the front aspect coupled with patio doors leading to a Juliet balcony. Television point and two radiators.

Bedroom One

16'1" x 12'1" (4.91 x 3.70)

Two double glazed windows overlook the rear aspect. Television point and radiator.

Bedroom One En-Suite

8'11" x 6'3" (2.73 x 1.93)

Fitted with a suite comprising bath and separate shower unit, low level W.C and wash hand basin. Partly tiled walls, shaver point and radiator.

SECOND FLOOR

Second Floor Landing

13'0" x 3'5" (3.97 x 1.06)

Loft access hatch. Airing cupboard housing hot water cylinder. Radiator.

Bedroom Two

15'1" x 8'11" (4.62 x 2.73)

A double glazed window overlooks the front aspect. Fitted wardrobes and drawers.

Television point and radiator

Bedroom Two En-Suite

8'11" x 6'6" (2.73 x 1.99)

Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Partly tiled walls, extractor fan, shaver point and radiator.

Bedroom Three

12'2" x 8'11" (3.72 x 2.74)

A double glazed window overlooks the rear aspect. Television point and radiator.

Bedroom Four

11'10" x 6'9" (3.63 x 2.07)

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

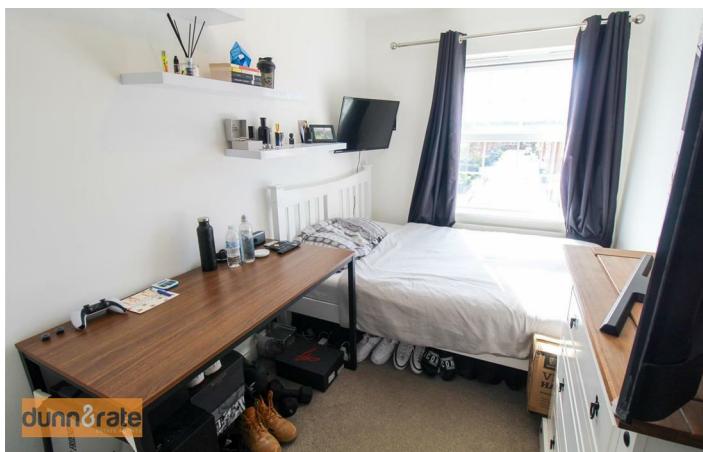
Bathroom

8'10" x 6'9" (2.70 x 2.06)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath, low level W.C and wash hand basin. Partly tiled walls, extractor fan, shaver point and radiator.

EXTERIOR

To the front there is a block paved driveway for off road parking. To the rear the garden is fully enclosed and laid with artificial lawn and a decked patio seating area. Garden shed and fully enclosed by panelled fencing. Rear access gate.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 | | 82 |
| (81-91) | B | | |
| (70-80) | 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 | |