



Old Post Office The Green Bagnall, Stoke-On-Trent, ST9 9JR

You better wait, wait a minute Mr POSTman, please check one more time for me if there is a letter in your sack for me. Well, here I am with that all important letter signed, sealed and delivered. I give you the Old POST Office, an idyllic detached property in the heart of Bagnall. Located on The Green this pretty and spacious detached property is ready for a new owner. The characterful accommodation on offer comprises three reception rooms, a large lounge with log burner, a snug and study. There is a country style kitchen/diner complete with Rangemaster cooker, utility room and downstairs cloakroom. To the first floor there are three double bedrooms and a large family bathroom. Externally the property benefits from ample off-road parking and a fully enclosed rear garden. Situated in the extremely desirable area of Bagnall, close to the popular country pub the Stafford Arms, schooling and a short distance to local amenities. I've been standin' here waitin' Mister Postman, so patiently, for just a card, or just a letter, well instead of waiting for that let me hand you a key. Call today to book a viewing.

£385,000

Old Post Office The Green

Bagnall, Stoke-On-Trent, ST9 9JR



- BEAUTIFUL CHARACTERFUL DETACHED PROPERTY
- UTILITY ROOM & CLOAKROOM
- OFF ROAD PARKING
- SEMI RURAL LOCATION
- THREE RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- COUNTRY STYLE KITCHEN/DINER
- LARGE FAMILY BATHROOM
- EXTREMELY DESIRABLE LOCATION

GROUND FLOOR

Entrance Hall

14'6" x 6'5" (4.42 x 1.96)

A composite entrance door leads from the side access. Understairs storage cupboard. Tiled flooring. Radiator.

Lounge

18'0" x 13'10" (5.49 x 4.24)

A wooden double-glazed window overlooks the side and rear aspect. Open fireplace housing log burner. Ceiling spotlights and television point. Radiator.

Snug

13'10" x 12'1" (4.23 x 3.70)

A wooden double-glazed window overlooks the front aspect coupled with a wooden access door to the front. Television point and radiator.

Study/ Bedroom Four

11'4" x 10'4" (3.46 x 3.15)

A wooden double-glazed

window overlooks the front aspect. Radiator.

Kitchen/Diner

25'9" x 10'6" (7.87 x 3.21)

Wooden double-glazed doors lead out to the rear garden. Fitted with a range of wall and base storage units with inset Belfast ceramic sink unit. Coordinating work surface areas with partly tiled walls. Rangemaster cooker with cooker hood above. Space and plumbing for fridge/freezer and dishwasher. Two radiators. Space for table and chairs.

Utility Room

11'11" x 2'7" (3.65 x 0.79)

Fitted with storage units with sliding doors with space and plumbing for washing machine and tumble dryer. Radiator.

Cloakroom

5'9" x 4'1" (1.77 x 1.25)

Low level W.C and wash hand basin. Wall mounted central heating boiler. Extractor fan.

FIRST FLOOR

First Floor Landing

13'11" x 6'7" (4.25 x 2.01)

A double-glazed window overlooks the side aspect. Loft access hatch. Radiator.

Bedroom One

13'11" x 12'2" (4.25 x 3.73)

Three wooden double-glazed windows overlook the front aspect. Radiator.

Bedroom Two

12'2" x 9'10" (3.73 x 3.01)

Double-glazed wooden doors lead out onto the veranda. Television point and radiator.

Bedroom Three

11'5" x 10'4" (3.48 x 3.16)

A wooden double-glazed window overlooks the front aspect. Radiator.

Bathroom

10'4" x 8'4" (3.17 x 2.55)

A double-glazed window overlooks the side aspect. Fitted with a suite comprising free standing bath, separate shower unit,

low level W.C and wash hand basin. Partly tiled walls and radiator.

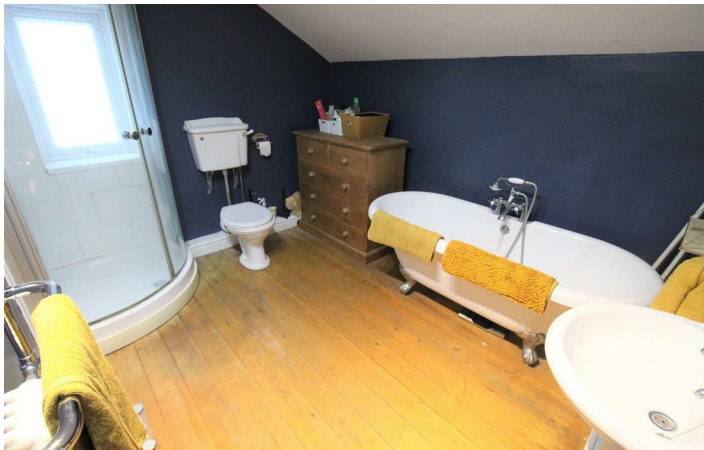
EXTERIOR

To the front there is a pretty gated courtyard and double gates lead to a driveway down the side of the property. To the rear there is a tiled seating area and mature trees and shrubbery.

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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