



The Glade The Green

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

Step into The Glade — where your next move is looking GLADE-ly certain. This charming three-bedroom detached bungalow is ideally situated on the ever-popular 'The Green', offering a peaceful and quiet setting perfect for those seeking a more relaxed pace of life. The property features well-proportioned living accommodation, with large lounge, kitchen, dining room, shower room, W/C, three bedrooms and loft space. Externally the property benefits from a sizeable plot with off road parking, carport, garage and outbuildings. Gardens to the rear with mature trees, borders and lawn. This property offers a fantastic opportunity for buyers looking to put their own stamp on a property. The Glade offers a sense of privacy and calm, while still being conveniently close to local amenities, schooling, city centre links. A wonderful opportunity to secure a detached home in such a desirable location sold with no upward chain!!

Offers in the region of £325,000

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- SPACIOUS DETACHED BUNGALOW ON A SUBSTANTIAL PLOT
- THREE GOOD SIZED BEDROOMS
- OFF ROAD PARKING, LARGE REAR GARDEN
- SOLD WITH NO UPWARD CHAIN
- LARGE LOUNGE WITH MULTI FUEL BURNER
- W/C AND SHOWER ROOM
- CARPORT, GARAGE, OUTBUILDING
- KITCHEN AND DINING ROOM
- LOFT AREA, WITH NO PLANNING REGULATIONS
- VERY DESIRABLE LOCATION

Entrance Porch

6'0" x 4'6" (1.83 x 1.39)

Door to the front aspect and windows to the side and rear aspect. Door leading into lounge.

Lounge

21'3" x 14'8" (6.48 x 4.49)

UPVC window to the side aspect and UPVC patio doors to the rear aspect. Multi fuel burner and radiator. Laminate flooring.

Kitchen

10'9" x 9'8" (3.29 x 2.96)

Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Tiled walls. Integrated appliances include electric oven and electric hob with cooker hood above. Fridge. Plumbing for a washing machine and dish washer. Tiled flooring.

Dining Room

10'7" x 9'9" (3.25 x 2.98)

UPVC window to the rear aspect. Radiator.

W/C

5'5" x 2'4" (1.66 x 0.72)

Window to the side aspect. Low level W/C. Fully tiled walls and flooring.

Shower Room

6'3" x 5'7" (1.92 x 1.71)

Window to the side aspect. Fitted with a suite comprising double shower cubicle, wash hand basin. Tiled flooring.

Hallway

12'7" x 7'4" (3.86 x 2.25)

Double doors to storage cupboard. Door to stairs.

Bedroom One

11'10" x 9'4" (3.63 x 2.85)

Upvc window to the side aspect. Radiator.

Bedroom Two

11'10" x 7'10" (3.62 x 2.40)

Upvc window to the front and side aspect. Radiator.

Bedroom Three

10'1" x 7'9" (3.08 x 2.38)

UPVC window to the front

aspect. Radiator. Wall mounted combi boiler.

Loft Space

28'0" x 12'3" (8.54 x 3.74)

Two sky lights, radiator. Door to eaves storage cupboard.

EXTERIOR

To the front of the property there is a driveway providing ample parking with mature trees. Double doors to the side that lead to a good sized carport. To the rear there is a large garden with lawn, mature borders, apple tree.

Garage

22'6" x 10'3" (6.86 x 3.13)

Double doors to the front aspect. Power and light.

Outbuilding

12'7" x 9'0" (3.86 x 2.76)

Door to the side and windows to the side and rear. Power and light.



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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(69-81) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	