



5 Lichfield Road

Talke, Stoke-On-Trent, ST7 1SQ

The whistle blows and the team is raring to go! Lichfield Road have put a great starting line up out. The defence is strong having a spacious lounge/diner, and the mid field is well equipped with a modern fitted kitchen with integrated appliances. We have some pace out on the wing in the form of a separate bathroom downstairs and integral garage leading out onto the rear garden. Hatrick!!! The strikers don't disappoint with three bedrooms and the super substitute offers a contemporary family bathroom. The pitch might not be the size of Wembley but it surely gives it a run for its money with a driveway to the front and a large lawned rear garden with paved patio area and garden shed. The final whistle blows, no need for extra time or penalties we have a clear winner and its this superb semi detached property on Lichfield Road! Call today to book your viewing.

£170,000

5 Lichfield Road

Talke, Stoke-On-Trent, ST7 1SQ



- SPACIOUS SEMI DETACHED
- THREE BEDROOMS
- INTEGRAL GARAGE
- LOUNGE/DINER
- FAMILY BATHROOM
- LARGE REAR GARDEN
- FITTED KITCHEN
- SHOWER ROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

11'9" x 6'0" (3.59 x 1.84)

The property has a double glazed entrance door to the front aspect. Under stairs storage cupboard and stairs leading to the first floor. Radiator.

Lounge/Diner

23'0" x 11'3" (7.02 x 3.45)

A double glazed bay window overlooks the front aspect and sliding patio doors lead out to the rear garden. Fireplace housing electric fire. Television point and radiator.

Kitchen

8'5" x 8'5" (2.58 x 2.57)

A double glazed window overlooks the rear aspect with an access door leading into the garage. Fitted with a range of wall and base storage units with inset stainless steel sink unit with side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and hob with cooker hood above. Space and plumbing for washing machine and dishwasher. Integrated fridge/freezer.

Shower Room

7'3" x 4'10" (2.21 x 1.48)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Ladder style radiator and partly tiled walls.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Airing cupboard housing combi boiler.

Bedroom One

14'3" x 9'4" (4.35 x 2.85)

A double glazed bay window overlooks the front aspect. Fitted wardrobes with sliding mirrored doors. Television point and radiator.

Bedroom Two

11'5" x 8'7" (3.50 x 2.64)

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

Bedroom Three

7'1" x 6'0" (2.18 x 1.83)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

5'10" x 5'4" (1.80 x 1.64)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and radiator.

EXTERIOR

To the front the property has a driveway leading to the integral garage with a gravelled area. To the rear the property has a lawned area with paved patio, garden shed and fully enclosed with a hedge and panelled fenced border.

Integral Garage

22'1" x 9'4" (6.74 x 2.87)

Up and over door with access door into the kitchen and to the rear garden. Power and lighting.

Council Tax Band

Council Tax Band B.

Purchaser should seek confirmation prior to completion

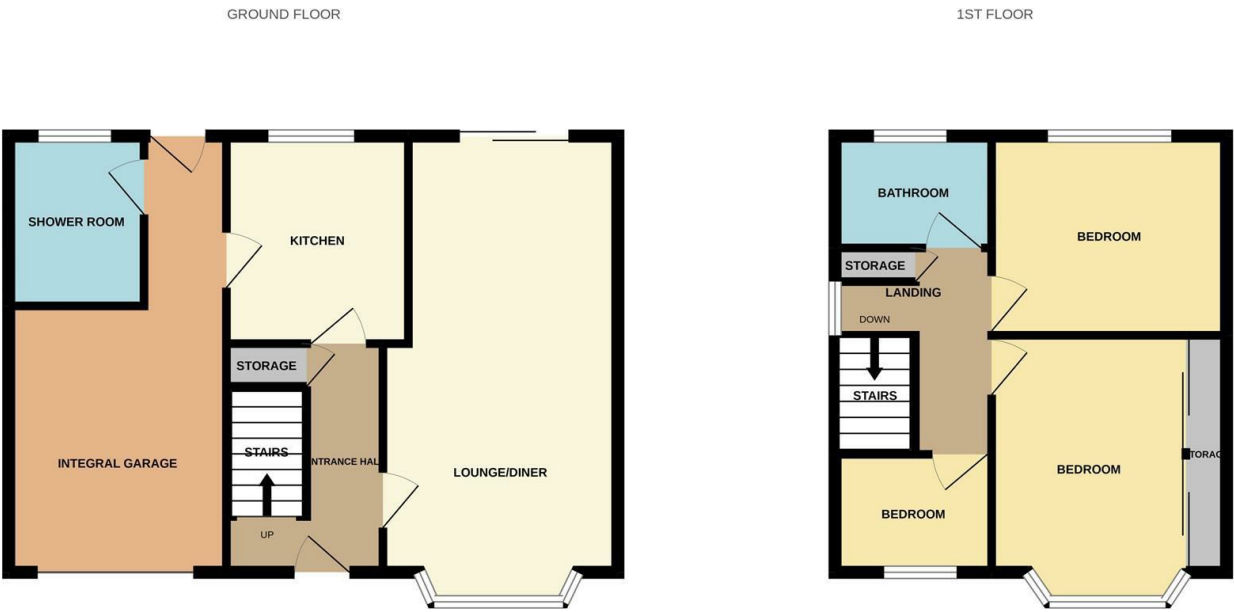
Agents Notes

Please see the attached link for a proposed planning extension.

<https://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/21/00473/FUL>



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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