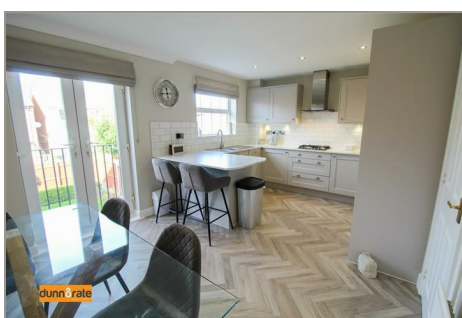
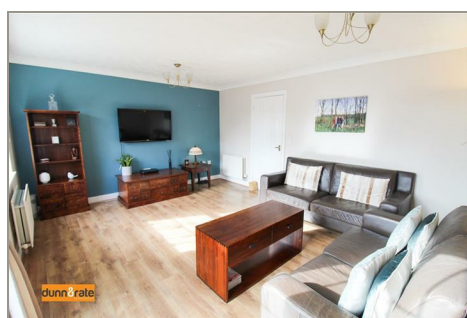




29 Royal Way Baddeley Green, Stoke-On-Trent, ST2 7QB

It's time to get your poker face on, because your holding the ROYAL flush!! You can't believe your luck that you have been dealt this winning hand!! Well your luck is in with this stunning and spacious town house on ROYAL Way! Beautifully maintained the accommodation spread over three floors comprises a large lounge, stunning kitchen/diner, utility room, four bedrooms, family bathroom, shower room and en-suite. Externally the property benefits from an integral garage, off road parking and a fully enclosed lawned rear garden. Located in the popular area of Baddeley Green, close to local amenities, excellent schooling and canal towpaths. Show your hand, because I believe that is game, set and match you have ROYALLY won! Call today to book a viewing.

£255,000

29 Royal Way

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



- BEAUTIFUL MID TOWN HOUSE
- FOUR BEDROOMS
- INTEGRAL GARAGE WITH LIGHT AND POWER
- POPULAR LOCATION
- LARGE LOUNGE WITH BALCONY
- UTILITY AND SHOWER ROOM TO THE FRONT GROUND FLOOR
- FULLY ENCLOSED LOW MAINTENANCE REAR GARDEN
- MODERN FITTED KITCHEN/DINER
- MASTER SUITE WITH EN SUITE
- OFF ROAD PARKING

GROUND FLOOR

Entrance Hall

13'1" x 17'7" (4.54 x 2.18)

Door to the front aspect. Door to storage cupboard housing tank. Door to integrated garage and stairs to first floor. Radiator.

Shower Room

7'8" x 3'1" (2.36 x 0.94)

Fitted with a suite comprising shower cubicle, low level W.C. and wash hand basin. Partly tiled walls and radiator.

Utility

10'7" x 5'2" (3.24 x 1.60)

Door to the rear aspect. Base storage units and wall unit housing boiler. Work surface areas and inset stainless steel sink and side drainer. Partly tiled walls and radiator. Plumbing for a washing machine and space for a tumble dryer.

Garage

16'2" x 8'5" (4.95 x 2.58)

An up and over door to the front aspect and door to the side aspect leading into the entrance hall. Light and power.

Bedroom Four/Sitting Room

10'10" x 10'6" (3.32 x 3.22)

Double glazed sliding doors to the rear aspect. Radiator.

FIRST FLOOR

First Floor Landing

12'10" x 6'0" (3.93 x 1.85)

Stairs from the ground floor and stairs to the second floor. Doors leading to storage cupboard.

Lounge

16'2" x 12'6" (4.94 x 3.82)

A double glazed window to the front aspect and double glazed patio doors to the front aspect leading to balcony area. Three radiators, television point and telephone point. Laminate flooring.

Kitchen/ Diner

16'2" x 10'9" (4.94 x 3.30)

Double glazed patio doors to the rear aspect coupled with double glazed windows to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer with mixer tap. Coordinating work surfaces and partly tiled walls. Integrated appliances include gas hob with cooker hood above and electric oven with microwave above, fridge/freezer and dishwasher. Radiator. Space for table and chairs.

SECOND FLOOR

Second Floor Landing

Stairs from the first floor and loft hatch access.

Bedroom One

10'9" x 10'7" (3.29 x 3.23)

A double glazed window to the rear aspect. Fitted wardrobes and radiator.

En-Suite

10'7" x 5'3" (3.25 x 1.61)

A double glazed window to the rear aspect. Fitted with a suite comprising shower cubicle, wash hand basin, low level W.C. and radiator.

Bedroom Two

10'8" x 8'5" (3.27 x 2.59)

A double glazed window to the front aspect. Fitted wardrobes and radiator.

Bedroom Three

12'5" x 7'5" (3.80 x 2.27)

A double glazed window to the front aspect. Radiator.

Family Bathroom

6'6" x 5'11" (2.00 x 1.82)

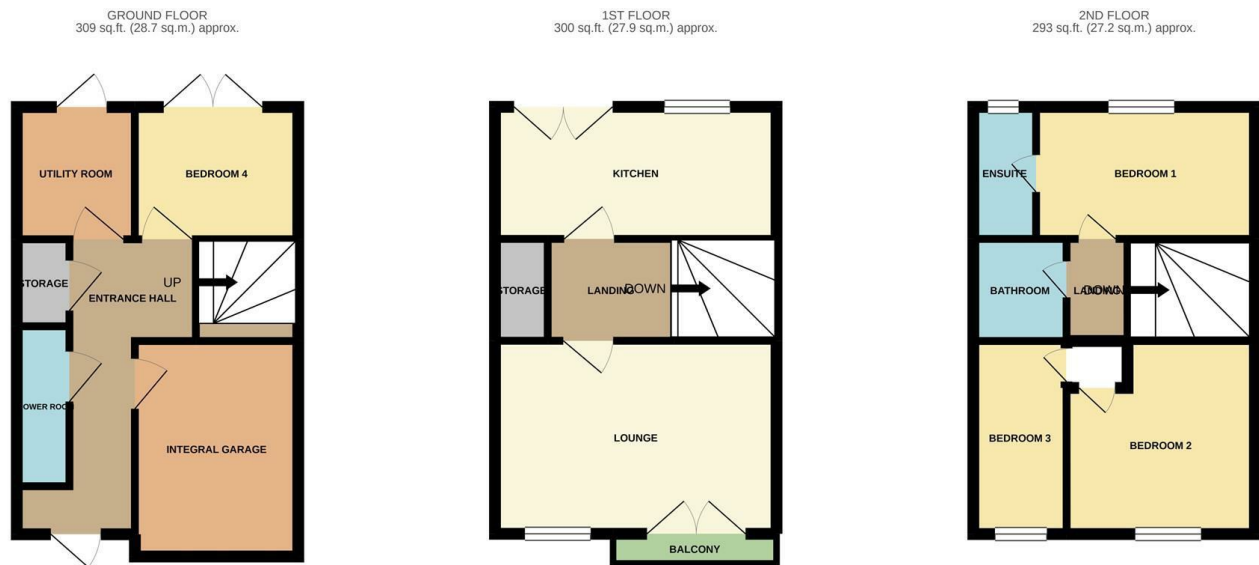
Fitted with a suite comprising bath, wash hand basin and low level W.C. Partly tiled walls and radiator.

EXTERIOR

The front of the property offers a tarmac dam drive for off road parking and a door to small storage cupboard. The rear offers a fully enclosed lawned garden with paved patio area, gate for rear access.



Floor Plan



TOTAL FLOOR AREA : 901 sq.ft. (83.7 sq.m.) approx.

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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