



9 Trentfield Road

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

They say everyone wants what they can't have! But what if for once you could, could have everything you always wanted! Would you jump at the chance? Lets see..... I want a detached property, you got it! I want spacious living accommodation, you got it! I want good sized bedrooms, you got it! I want a corner plot, you got it! But most of all I want it in a popular location, got it, got it, got it! This sizeable detached property on Trentfield Road in the sought after area of Baddeley Green sits on a corner plot and the accommodation on offer comprises a lounge, large conservatory/dining area, modern fitted kitchen, three bedrooms, family bathroom, integral garage and workshop. Externally the property benefits from ample off road parking and low maintenance gardens to the side and rear. Located in the sought after area of Baddeley Green, close to local amenities, excellent schooling, canal towpaths and commuter links to the main town centre. Do you want to have it all, have everything you ever wanted??? Call today to book a viewing.

Offers in excess of £270,000

9 Trentfield Road

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- SPACIOUS DETACHED PROPERTY
- THREE BEDROOMS
- INTEGRAL GARAGE & WORKSHOP
- SOUGHT AFTER LOCATION
- LARGE LOUNGE & CONSERVATORY
- FAMILY BATHROOM
- OFF ROAD PARKING
- MODERN FITTED KITCHEN
- CLOAKROOM
- CORNER PLOT & LOW MAINTENANCE GARDENS

GROUND FLOOR

Entrance Hall

17'7" x 6'7" (5.36 x 2.02)

A double glazed entrance door to the front aspect coupled with double glazed windows to the front and side. Storage cupboard housing electric meter. Vertical radiator. Stairs leading to the first floor.

Cloakroom

5'0" x 2'11" (1.53 x 0.91)

A double glazed window overlooks the front aspect. Low level W.C and vanity hand wash basin. Partly tiled walls and radiator.

Lounge

24'1" x 10'11" (7.35 x 3.33)

A double glazed window overlooks the front aspect and one to the side aspect. Multi fuel log burner and television point. Radiator.

Kitchen

20'5" x 9'3" (6.23 x 2.82)

A double glazed window overlooks the rear and side aspect. Fitted with a range of wall and base storage units with inset ceramic sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Electric double Neff oven and induction hob over and cooker hood above. Integrated fridge/freezer. Door to storage cupboard. Two vertical radiators and ceiling spotlights. Access door leading into the garage.

Conservatory/Dining Room

18'5" x 16'4" (5.63 x 5.00)

An open archway leads from the lounge into the conservatory area. UPVC double glazed windows to the rear and side aspect coupled with double doors leading out to the rear garden. Two radiators.

FIRST FLOOR

First Floor Landing

6'9" x 6'7" (2.07 x 2.03)

A double glazed window overlooks the side access. Loft access hatch.

Bedroom One

12'9" x 10'11" (3.90 x 3.33)

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

Bedroom Two

10'11" x 10'10" (3.34 x 3.32)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Three

7'9" x 6'8" (2.38 x 2.04)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

8'7" x 6'7" (2.63 x 2.02)

A double glazed window overlooks the side aspect. Fitted with a suite comprising P-shaped bath with waterfall shower over, vanity hand wash basin and low level W.C. Vertical height radiator.

EXTERIOR

The front of the property has a paved driveway. The property benefits from a corner plot with laid to lawn to the side aspect and paved area. The rear has an Indian stone patio and outside tap.

Integral Garage

21'4" x 10'4" (6.52 x 3.17)

Up and over door with power and lighting. Skylight to roof. Door leading into the workshop and access door into the kitchen. Space and plumbing for washing machine and tumble dryer.

Workshop

14'11" x 9'3" (4.56 x 2.83)

A double glazed window overlooks the side aspect with an access door leading to the rear aspect. Power and lighting. Door to storage cupboard. Tiled flooring.

Council Tax Band

Council Tax Band C

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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