



14, Porlock Grove, Trentham, Stoke-On-Trent, ST4 8TN



Asking Price £395,000

House with potential seeks buyer with vision! Need we say more? It is probably fair to say that this detached family house has seen better days, but for those amongst you with imagination and a desire to create your dream home then this property offers endless opportunities. The house has already been considerably extended from its original form offering very spacious accommodation with oodles of living space complemented by an elegant sufficiency of four double bedrooms, with en-suite shower room and dressing room to the main bedroom and a huge family bathroom. Step outside and you will discover one of the largest plots in this part of Trentham, with large private garden to the rear, walled courtyard garden with outdoor swimming pool, off road parking for a number of cars and a detached two car garage. The house is tucked away in a quiet cul-de-sac position in this popular and sought after part of Trentham, close to local amenities and ideally placed for commuting throughout The Potteries and Staffordshire. A unique opportunity, not for the faint-hearted but huge potential for anyone with vision.



01785 811 800

<https://www.tgprop.co.uk>



Ground Floor Accommodation

Spacious open plan reception hall, cloakroom with WC, Lounge, open plan dining kitchen with adjoining conservatory, games room / den with separate WC.

First Floor Accommodation

Landing, Main bedroom with en-suite shower room and dressing room, three further double bedrooms, huge family bathroom.

Outside

Large enclosed lawn rear garden with paved patio area. Courtyard garden to the front of the house with French doors leading off the kitchen and games room. Walled courtyard garden with outdoor swimming pool. Detached double garage and large frontage with parking for a number of cars.

General Information

Services; Mains gas, electricity, water & drainage. Gas central heating. No warranty is given as to the condition of services and no guarantees or indemnities will be provided by the sellers.

Tenure; Freehold

Council Tax Band G

Viewing by appointment

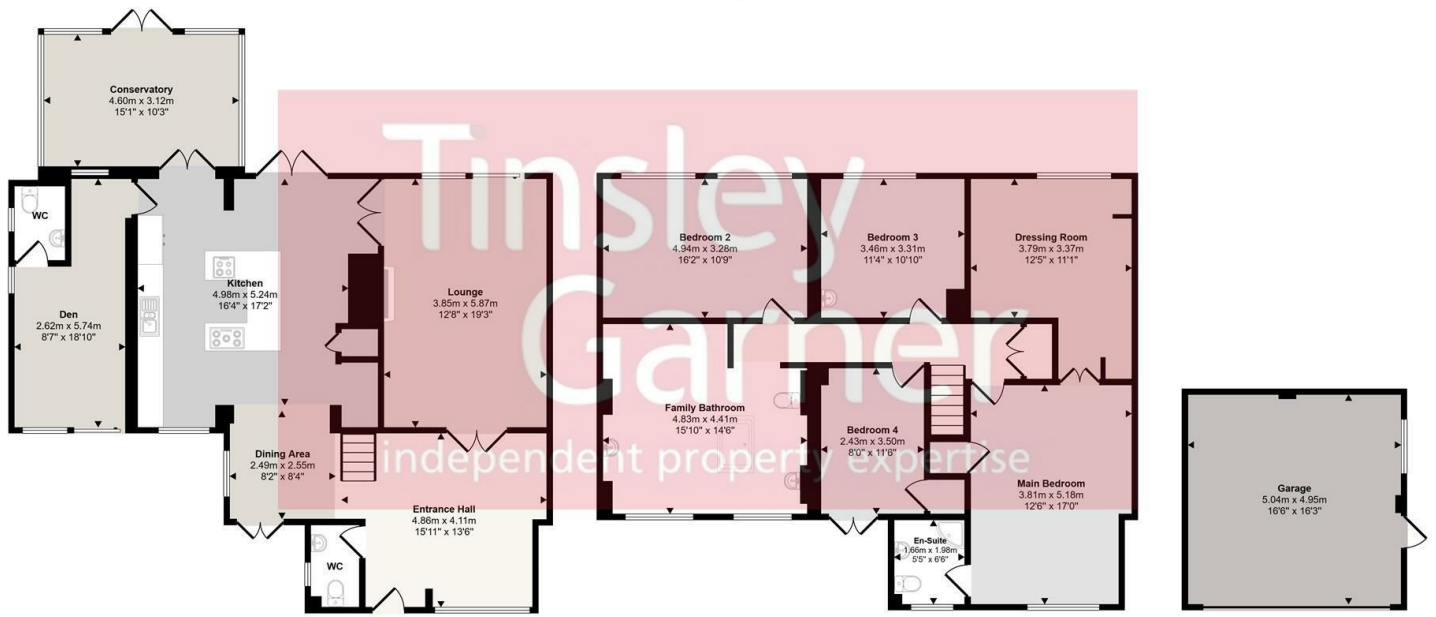
For sale by private treaty, subject to contract.

Vacant possession on completion

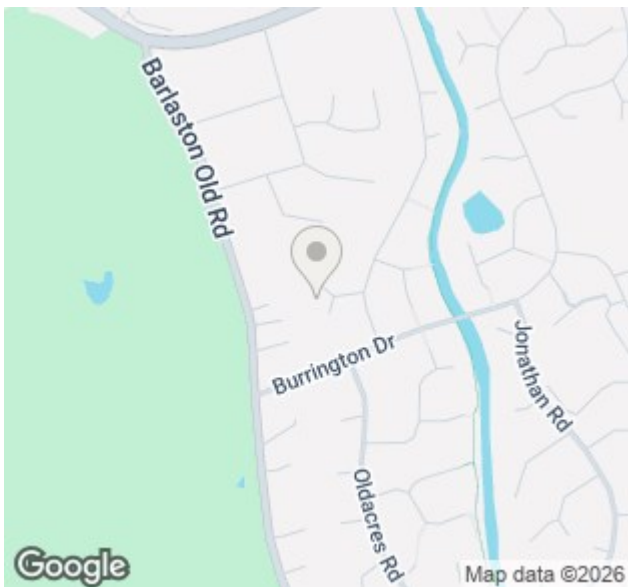
Note; The house is sold as seen and may not be suitable for mortgage finance in its present condition.



Approx Gross Internal Area
253 sq m / 2726 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Smartly 260.



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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |