

11 Kenilworth Grove, Basford, Newcastle, Staffs, ST5 0LE



Freehold £249,950

Bob Gutteridge Estate Agents are delighted to bring to the market this traditional semi-detached home, occupying a widening plot within a pleasant cul-de-sac position in the ever-popular residential location of Basford. The property provides ease of access to both Festival Park and Newcastle-under-Lyme town centre, whilst also offering excellent road links to the A500. As expected, the home benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. The extended accommodation comprises an entrance hall, ground floor WC, bay-fronted dining room, extended lounge, fitted kitchen, and a half-brick uPVC double-glazed conservatory. To the first floor are three well-proportioned bedrooms together with a modern shower room. Externally, the property enjoys a block-paved driveway to the front and side, providing ample off-road parking, together with an enviable enclosed rear garden offering access to a detached brick-built garage. The agents are also pleased to confirm that this property is offered to the market with the added benefit of No Vendor Upward Chain.

Viewing is highly recommended to fully appreciate the spacious extended accommodation, generous plot, and convenient location this attractive family home has to offer.

ENTRANCE HALL

With Upvc double-glazed frosted front access door incorporating inset lead-patterned stained glass, double wall light fitting, panelled radiator, power points, BT telephone connection point (subject to the usual transfer regulations), staircase rising to the first floor landing, and door leading to:



DOWNSTAIRS WC 1.47m maximum x 0.84m (4'10" maximum x 2'9")

With Upvc double-glazed frosted window to the side, wall light fitting, ceramic half-height wall tiling, oak-effect laminate flooring, and a white suite comprising a low-level dual-flush WC and vanity wash hand basin with chrome mixer tap above.



BAY FRONTED DINING ROOM 3.86m x 3.18m (12'8" x 10'5")

With Upvc double-glazed half-bay window to the front, coving, artex finish to ceiling, pendant light fitting, feature fireplace with marble hearth and inset incorporating a log-effect electric fire, panelled radiator, and power points.



EXTENDED LOUNGE 5.77m x 3.18m reducing to 3.07m (18'11" x 10'5" reducing to 10'1")

With Upvc double-glazed French doors to the rear with matching double-glazed side panels, coving to ceiling, pendant light fitting, panelled radiator, feature fireplace incorporating a living flame coal-effect gas fire, TV aerial connection point, and power points.



FITTED KITCHEN 4.57m x 1.78m (15'0" x 5'10")

With Upvc double-glazed window to the side, Upvc double-glazed French doors to the rear, two three-lamp light fittings, a range of base and wall-mounted soft cream storage cupboards providing ample domestic cupboard and drawer space, round-edge wood block-effect work surfaces incorporating a one-and-a-half bowl stainless steel sink unit with chrome mixer tap above, ceramic splashback tiling, cherry wood-effect laminate flooring, integrated slimline dishwasher, integrated fridge, integrated Hotpoint automatic washing machine, power points, and access leading to:



HALF BRICK & UPVC DOUBLE GLAZED CONSERVATORY 2.54m x 3.07m (8'4" x 10'1")

With Upvc double-glazed panels to the sides and rear, Upvc double-glazed vaulted roof, double-panelled radiator, wood-effect laminate flooring, and power points.



FIRST FLOOR LANDING

With Upvc double-glazed frosted window to the side incorporating inset lead-patterned stained glass, pendant light fitting, power points, and doors leading off to:



BEDROOM ONE (FRONT) 3.23m x 2.49m to wardrobe frontage (10'7" x 8'2" to wardrobe frontage)

With Upvc double-glazed window to the front, pendant light fitting, panelled radiator, power points, and built-in wardrobes providing ample domestic hanging and storage space.



BEDROOM TWO (REAR) 3.66m x 2.82m to chimney breast (12'0" x 9'3" to chimney breast)

With Upvc double-glazed window to the rear, artex to ceiling, pendant light fitting, panelled radiator, power points, and built-in double wardrobes providing ample domestic hanging and storage space.



BEDROOM THREE (FRONT) 2.21m x 1.80m (7'3" x 5'11")

With Upvc double-glazed window to the front, artex to walls and ceiling, pendant light fitting, panelled radiator, and power point.



MODERN FIRST FLOOR SHOWER ROOM 2.39m x 1.78m (7'10" x 5'10")

With Upvc double-glazed frosted window to the rear, three LED spotlight fittings, extractor fan, a modern white suite comprising a dual-flush WC, vanity wash hand basin with chrome mixer tap above, and walk-in shower enclosure with thermostatic direct-flow shower. Aqua boarding to the walls, modern chrome heated towel radiator, modern grey wood-effect flooring, and door to a built-in boiler cupboard housing an Ideal combination gas boiler providing the domestic hot water and central heating systems.



EXTERNALLY

FORE GARDEN

With boundaries formed by garden brick/block walls together with concrete posts and timber fencing. A block-paved driveway provides ample off-road parking to the front and side of the property, whilst also offering ease of maintenance and access to:



ENCLOSED REAR GARDEN

With boundaries formed by concrete posts and timber fencing. A crazy paved area provides ample domestic patio and sitting space, tiering down to a lawn section with a wealth of mature shrubs and plants to the borders. The garden also benefits from a timber garden shed providing useful external storage and access to:



DETACHED BRICK GARAGE 6.02m x 2.84m (19'9" x 9'4")

Having an up-and-over garage door, Upvc double glazed windows to the side and rear elevations, and a panelled side access door. The garage benefits from lighting and power, together with ample shelving and useful storage space.



COUNCIL TAX

Band 'B' amount payable to Newcastle-under-Lyme Borough Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Bob Gutteridge
ESTATE AGENTS & LETTINGS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

