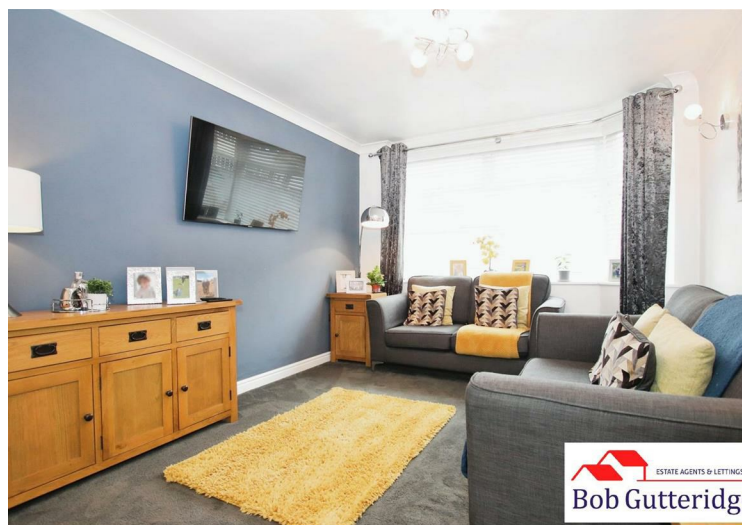


7 Kenilworth Grove, Basford, Newcastle, Staffordshire, ST5 0LE



Freehold £235,000

Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented desirable semi detached home situated in a pleasant cul de sac location in Basford which provides ease of access to local shops, schools and amenities as well as offering good road links to the A500. This beautifully presented home offers the modern day comforts of Upvc double glazing along with gas combi central heating and in brief the desirable living arrangement comprises of entrance hall, bay fronted lounge, desirable "L" shaped fitted kitchen/dining room, garden room and to the first floor are three bedrooms along with a first floor family bathroom. Externally the property has been landscaped to provide off road parking to the front of the property and to the rear a recently landscaped enclosed garden can be located. Viewing Of This Desirable Home Is Considered A Must !

ENTRANCE HALL

With Upvc double glazed frosted front access door with inset lead pattern, frosted double glazed panels to side and skylight, panelled radiator, tiled flooring, stairs to first floor landing, door to under stairs storage cupboard providing ample domestic shelving and storage space and door leads off to;



BAY FRONTED LOUNGE 3.86m x 3.28m (12'8" x 10'9")

With half Upvc double glazed bay window to front, coving to ceiling, pendant light fitting, two wall light fittings, panelled radiator, TV aerial connection point and BT telephone point (subject to usual transfer regulations), plus Virgin Media connection point (subject to usual transfer regulations), double doorway provides access off;



FITTED KITCHEN / DINING ROOM 5.23m x 3.61m with a maximum 4.78m (17'2" x 11'10" with a maximum 15'8")

With Upvc double glazed window to sides and rear aspects, Upvc double glazed frosted side access door, a range of base and wall mounted shaker oak effect storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with chrome mixer tap above, integrated four ring brushed stainless steel hob unit with oven beneath and extractor hood above, ceramic splashback tiling, plumbing for dishwasher, ceramic tiled flooring, integrated breakfast bar, space for fridge/freezer, plumbing for automatic washing machine, ceramic splashback tiling, panelled radiator x 2, power points, 2 x wall light fittings, 6 spotlight fittings and access off;



GARDEN ROOM 2.92m x 1.78m (9'7" x 5'10")

With aluminium bi-fold doors, double glazed Velux window, 4 LED spotlight fittings, Karndean slate effect flooring, panelled radiator, power points and TV aerial connection point.



FIRST FLOOR LANDING

With Upvc double glazed frosted window to side, access to loft space, doors to rooms and door to built in airing cupboard housing the combination boiler providing domestic hot water and central heating systems.



BEDROOM ONE (FRONT) 3.89m x 3.30m (12'9" x 10'10")

With half Upvc double glazed bay window to front, pendant light fitting, panelled radiator and power points.



BEDROOM TWO (REAR) 3.63m x 3.33m (11'11" x 10'11")

With Upvc double glazed bay window to rear, pendant light fitting, panelled radiator and power points.



BEDROOM THREE 2.08m x 1.78m (6'10" x 5'10")

With Upvc double glazed bay window to front, pendant light fitting, panelled radiator and power points.



FIRST FLOOR FULLY TILED BATHROOM 2.11m x 1.68m (6'11" x 5'6")

With Upvc double glazed frosted window to rear, aqua boarding to ceiling, 4 spotlight fittings, fully tiled in high glaze wall ceramics with decorative border tile, a modern white suite comprising low level dual flush WC, pedestal sink unit with chrome mixer tap above, panelled bath unit with chrome mixer tap and thermostatic direct flow shower, glazed shower screen and modern chrome towel radiator.



EXTERNALLY

FORE GARDEN

Bounded by garden brick/block walls along with concrete post and timber fencing, a gravel driveway provides ample off road parking for two vehicles, access which leads alongside the property providing access off to;

REAR GARDEN

Bounded by concrete post and timber post along with timber fencing with Indian stone patio area providing ample domestic patio and sitting space, lawn section.



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.

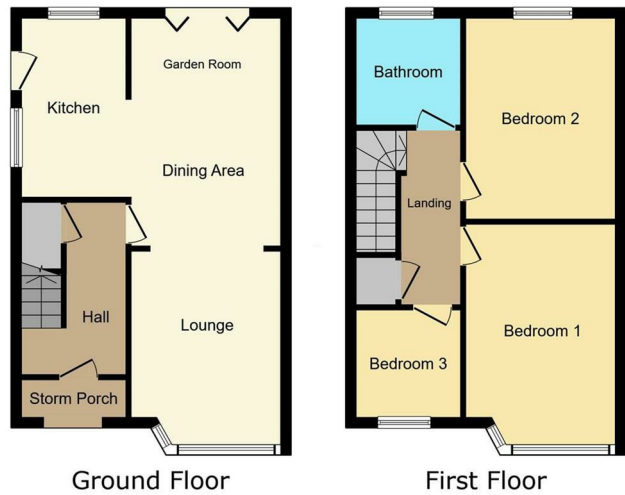
SERVICES

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.

7 Kenilworth Grove, Newcastle, ST5 0LE



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 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	47 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

