

## 11 Caspian Grove, Trentham, Stoke-On-Trent, Staffs, ST4 8RX



**Freehold £260,000**

Bob Gutteridge Estate Agents are proud to present to the market this exceptional detached bungalow, occupying a highly desirable cul-de-sac position and enjoying a picturesque rear aspect backing onto the Trent & Mersey Canal—a truly rare feature that offers both tranquillity and scenic surroundings. Set upon a generous and beautifully proportioned plot, this impressive residence boasts a stunning rear garden, perfect for outdoor entertaining, alfresco dining, or simply unwinding in a peaceful and private setting after a long day. The property effortlessly combines comfort and practicality, benefitting from Upvc double glazing and gas combination central heating throughout. The well-planned and spacious accommodation comprises a welcoming entrance hall, a superb lounge/dining room offering an abundance of natural light, and a stylish fitted kitchen/breakfast room ideal for modern day living. A standout feature of the home is the L-shaped half brick and Upvc double glazed conservatory, creating a versatile additional reception space with delightful views over the garden. The bungalow further offers two well-sized bedrooms and a contemporary family bathroom. Perfectly positioned, the property provides convenient access to the A34, the ever-popular Trentham Gardens and Retail Village, along with a wide range of local shops, amenities, and transport links—making it an ideal choice for downsizers, professionals, or those seeking a peaceful yet well-connected lifestyle.

Offered for sale with the significant advantage of No Vendor Upward Chain, this is a rare opportunity to acquire a home of this calibre, in such a sought-after setting.

An early viewing is essential to fully appreciate the location, plot, and lifestyle on offer.

## ENTRANCE HALL

With with Upvc double glazed frosted front access door, pendant light fitting, smoke alarm and access to loft space. BT telephone point (Subject to usual transfer regulations), panelled radiator, power point and door to a built-in storage cupboard providing ample domestic shelving and storage. Doors lead off to;



## THROUGH LOUNGE / DINING ROOM 6.12m x 3.35m (20'1" x 11'0")

With sliding Upvc double glazed rear access door, coving to walls and ceiling, two double panelled radiators, two pendant light fittings, a feature fire surround with freestanding electric coal-effect fire. BT telephone extension, power points and access leads off to the kitchen/breakfast room.



**FITTED KITCHEN / BREAKFAST ROOM 4.88m x 2.51m (16'0" x 8'3")**

With Upvc double glazed window to the side and sliding patio door to rear, two pendant light fittings, a range of base and wall-mounted high gloss grey storage cupboards providing ample cupboard and drawer space, marble-effect work surfaces with built-in resin sink unit and monobloc chrome mixer tap, a Worcester gas boiler providing the domestic hot water and central heating systems, ceramic wall tiling, ceramic flooring, space for freestanding electric cooker, plumbing for automatic washing machine, under-counter fridge/freezer and condenser dryer, power points plus access leading off to;



**"L" SHAPED HALF BRICK & UPVC DOUBLE GLAZED CONSERV**  
**5.38m reducing to 2.03m x 5.77m reducing to 2.64m (17'8" reducing to 6'8" x 18'11" reducing to 8'8")**

With Upvc double glazed panels to sides and rear, double-glazed ceiling panels, panelled radiators, tiled flooring, TV aerial lead and power points.



**BEDROOM ONE 4.83m into bay x 3.35m (15'10" into bay x 11'0")**

With Upvc double glazed bay window with inset lead pattern, pendant light fitting, double and single panelled radiators, power points and built-in double and single wardrobes offering ample domestic hanging and storage space.



**BEDROOM TWO 2.90m x 2.67m (9'6" x 8'9")**

With Upvc double glazed window with inset lead pattern, pendant light fitting, panelled radiator, power points and electricity consumer unit.



**BATHROOM 1.73m x 1.91m (5'8" x 6'3")**

With Upvc double glazed frosted glazed window to side, enclosed ceiling light fitting, a white suite comprising low-level dual flush WC, pedestal sink unit with chrome mixer tap, panelled bath with mixer tap and shower attachment plus Gainsborough Sovereign electric shower, tile-effect flooring and modern vertical towel radiator.



**EXTERNALLY**

**FORE GARDEN**

With limestone chippings to the frontage with mature shrubs and plants to borders. A brick-paved driveway provides off-road parking, with double metal gate giving vehicular access to the side of the property along with access off to;



## ENCLOSED REAR GARDEN

Bounded by concrete posts and timber fencing, backing onto the Trent & Mersey Canal. Paved patio and sitting area, artificial grass, limestone chippings with mature shrubs and plants to borders, and garden timber shed providing ample external storage.



## DETACHED SECTIONAL GARAGE

With up and over door, glazed window to side, side access door and ample domestic external storage space.

## COUNCIL TAX

Band 'C' amount payable to City of Stoke-on-Trent 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.



Floor Plan

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    | 77 C      |
| 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 |

