

**Kilsby Grove Milton Stoke-On-Trent ST2 7PG**



**Offers In Excess Of £170,000**



## Kilsby Grove, Milton, Stoke-On-Trent, ST2 7PG

A STUNNING semi detached house, that's ready to view-  
This TWO BEDROOM HOME could be the one for you -  
A HIGH SPECIFICATION starts as you enter the door -  
a BEAUTIFUL HOME you will adore -  
Delightful breakfast kitchen for you to entertain -  
and a LOVELY GARDEN easy to maintain -  
OFF ROAD PARKING for your car -  
Local shops and amenities not very far -  
for one lucky buyer this home would be -  
contact DEBRA TIMMIS ESTATE AGENTS & book to see

Nestled in the desirable area of Kilsby Grove, this beautifully presented semi-detached house offers a perfect blend of style and comfort. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a charming home. Upon entering, you are welcomed by a spacious lounge that exudes warmth and elegance, providing an inviting space for relaxation and entertainment. The stunning breakfast kitchen is a highlight of the home, featuring modern fittings and ample space for dining, making it a delightful area for culinary enthusiasts and social gatherings alike. The property boasts a luxury shower room, designed with contemporary fixtures that enhance the overall appeal. With double glazing and central heating throughout, you can enjoy a cosy atmosphere all year round, ensuring comfort in every season.

Outside, the low maintenance gardens offer a serene retreat, perfect for enjoying the outdoors without the burden of extensive upkeep. Additionally, the ample off-road parking is a significant advantage, providing convenience for residents and guests alike. Situated in a sought-after location, this semi-detached house is not only a beautiful home but also a fantastic investment opportunity. We highly recommend viewing this property to fully appreciate its charm and potential. Don't miss the chance to make this stylish residence your own.

### Ground Floor

#### Breakfast Kitchen

11'5" max x 10'8" (3.48 max x 3.27)

Beautifully presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Plinth lighting and inset ceiling spot lights. Four ring gas hob, extractor hood and built-in oven. Integrated appliance's include dishwasher and washing machine. Ceramic sink, mixer tap. Part tiled splash backs. Cupboard housing gas central heating boiler. Double glazed window. Space for breakfast table. Upvc doors to the side and rear aspect.



#### Lounge

15'9" x 10'8" (4.81 x 3.27)

Double glazed bow window to the front aspect. Feature surround. Radiator. Stairs off to the first floor.



### First Floor

#### Landing

Loft access. Airing cupboard.

#### Bedroom One

8'11" to robe x 8'4" (2.74 to robe x 2.55)

Double glazed window to the front aspect. Built-in wardrobes. Radiator.

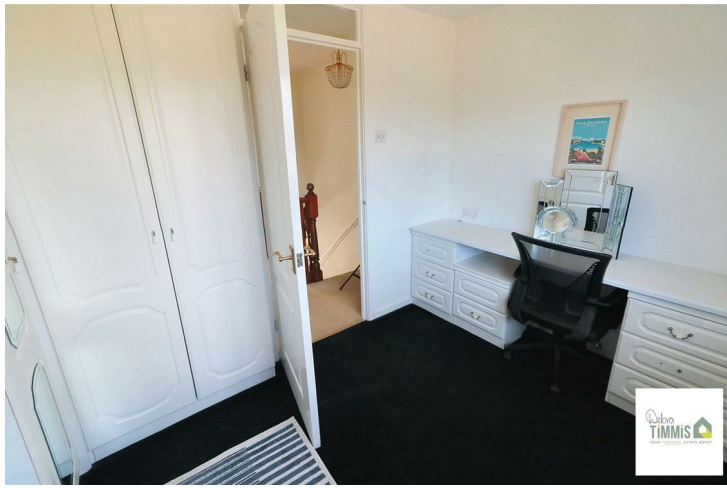


#### Bedroom Two

10'9" x 7'7" (3.29 x 2.32)

Double glazed window to the rear aspect. Fitted wardrobes and dressing area. Radiator.





### Shower Room

5'10" plus cubicle x 4'11" (1.78 plus cubicle x 1.52)

Stylish suite comprises, double shower cubicle housing Mira shower, vanity wash hand basin and WC. Part tiled walls. Heated towel rail. Double glazed window to the side aspect.

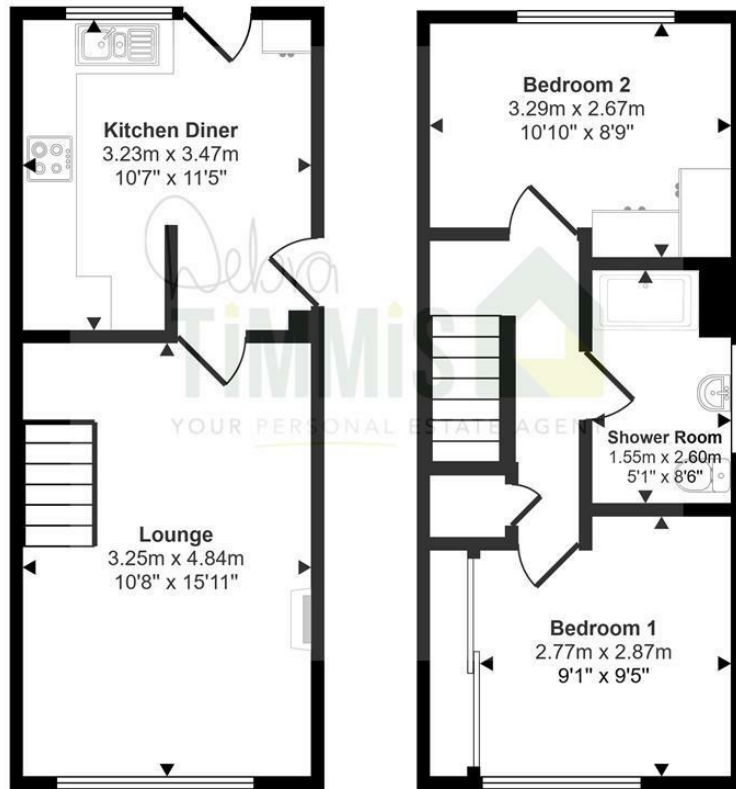


### Externally

To the front aspect there is a gravel feature garden, driveway providing ample off road parking. Landscaped rear garden with patio seating area, artificial lawns with gravel seating area.



Approx Gross Internal Area  
55 sq m / 596 sq ft



Ground Floor  
Approx 27 sq m / 295 sq ft

First Floor  
Approx 28 sq m / 301 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 Snappy 360.



Tenure: Freehold  
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		66
(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

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