



# ESTATE AGENTS

*... the key to a successful move*



Keys Estate Agents

**Oxford Road, Fegg Hayes, Stoke-On-Trent, Staffordshire, ST6 6QS**

**Offers in excess  
of £125,000**

\* 3D 360° VIRTUAL-TOUR AVAILABLE

\* THREE BEDROOM SEMI DETACHED HOUSE \* IDEAL FOR FTB OR INVESTOR

\* POPULAR LOCATION \* WELL MAINTAINED

\*GOOD COMMUTER LINKS

## ACCOMMODATION

### DESCRIPTION

This property provides an excellent opportunity for a first time buyer trying to get onto the property ladder. The property situated on a popular residential development at Chatterley Heights, Fegg Hayes, which is close to local amenities and within easy access of the Potteries towns and the Staffordshire Moorlands. The accommodation comprises: lounge, breakfast kitchen, cloaks and to the first floor three bedrooms and a bathroom. Externally there is secure off road parking for two vehicles, gardens to the rear. Additional benefits include uPVC double glazing and gas central heating.

### GROUND FLOOR

#### ENTRANCE HALL

Ceiling light point, radiator, stairs to first floor, uPVC exterior door.

#### LOUNGE 14'6" x 11'5" (4.42m x 3.48m)

Coving to the ceiling, radiator, ceiling light point, uPVC double glazed window with front aspect, uPVC french doors to rear garden.



#### BREAKFAST KITCHEN 13'5" x 11'5" (4.09m x 3.48m)

Fitted with a range of wall units and co-ordinating worktops, built in electric oven, four burner gas hob, extractor hood, sink and drainer with mixer tap, plumbing for washing machine, spaces for appliances. Ceiling light point, radiator, uPVC double glazed window with rear aspect, uPVC exterior door.



#### CLOAKROOM 4'7" x 3'1" (1.4m x 0.94m)

Fitted with a two piece white cloakroom suite comprises low level w.c. and wash hand basin with tiled splash back. Ceiling light point, radiator.



### FIRST FLOOR

#### BEDROOM ONE 14'7" x 9'6" (4.45m x 2.9m)

Ceiling light point, radiator, two uPVC double glazed window with front aspect.



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## BEDROOM TWO 9'8" x 7'8" (2.97m x 2.36m)

Ceiling light point, radiator uPVC double glazed window with rear aspect.



## BEDROOM THREE 6'5" x 6'3" (1.98m x 1.93m)

Ceiling light point, radiator uPVC double glazed window with rear aspect.

## BATHROOM 8'6" x 5'1" (2.60m x 1.56m)

Fitted with a three piece white bathroom suite comprises: panelled bath with over bath shower, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, uPVC double glazed window.



## EXTERNALLY

There is secure off road parking for two vehicles.

Gardens to the front and rear.



## GENERAL INFORMATION

### Services

We believe all are available.

### Tenure

Assumed to be freehold.

### Viewing

Strictly by appointment with the agents. 01782 790058

### Council Tax Band

For details of council tax band telephone (01782) 234567 S-O-T

### Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

## MORTGAGE ADVICE

Independent Mortgage Advice with 100's of lenders to choose from.

Our Mortgage Advisor can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 268422.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

## Energy Efficiency Rating

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



Ground Floor



First Floor

## Oxford Road, Fegg Hayes FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchases should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

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