



# ESTATE AGENTS

*... the key to a successful move*

Keys Estate Agents



**Brundall Oval, Bentilee, Stoke-On-Trent, Staffordshire, ST2  
0PB**

**Offers in excess  
of £120,000**

\* SEE 360° 3 D WALK THROUGH TOUR

\* WOW! WOW! WOW! \*

\* SEMI DETACHED HOUSE \* FANTASTIC THROUGHOUT \* TWO DOUBLE BEDROOMS

\* MODERN FITTED KITCHEN \* SPLENDID LOUNGE \* LUXURIOUS BATHROOM

\* BLOCK PAVED DRIVE \* CONTEMPORARY OUTSIDE LIVING SPACE

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)



# Brundall Oval, Bentilee, Stoke-On-Trent, Staffordshire, ST2 0PB

## ACCOMMODATION

### DESCRIPTION

STOP DO NOT LOOK ANY FURTHER ...WOW! WOW! WOW!  
Keys are delighted to offer for sale this truly splendid two Bedroom Semi Detached House. Superbly presented throughout with a stylish lounge, spacious contemporary kitchen and dining area with french doors opening out onto what can only be described as another WOW! WOW! WOW!....the outside living space!

With two good sized bedrooms upstairs and a luxurious family bathroom this 5 STAR property is one not to be missed. The property additionally benefits from gas central heating and uPVC double glazing. A block paved drives provides off road parking. Hurry a viewing is highly recommended to appreciate all this lovely home has to offer.

## GROUND FLOOR

### ENTRANCE HALL

Ceiling light point, radiator, laminate wood effect flooring, stairs to first floor, exterior door.



### LOUNGE 14'5 x 10'9 (4.39m x 3.28m)

Feature fireplace housing living flame pebble effect fire, ceiling light point, laminate wood effect flooring, radiator, T.V. aerial point, uPVC double glazed window with front aspect.



### KITCHEN/DINER 17'9 x 9'10 (5.41m x 3.00m)

Fitted with an extensive range of contemporary wood wall and base units with co-ordinating solid wood worktops and built in wine racks and microwave. Gas cooker point, chrome extractor hood, sink and drainer with mixer tap, plumbing for washing machine, spaces for appliances. Ceiling and pelmet lighting, ceramic tiled flooring, uPVC double glazed window with rear aspect, designer vertical radiator, recently fitted combi-boiler. French doors from the dining area lead onto a timber decking area offering additional living space for outside entertaining.



## FIRST FLOOR

### BEDROOM ONE 17'8 x 8'2 (5.38m x 2.49m)

Fitted wardrobe with mirrored sliding doors, ceiling light point, radiator, two uPVC double glazed window with front aspect.



### BEDROOM TWO 13'5 x 9'10 (4.09m x 3.00m)

Fitted wardrobe with mirrored sliding doors, ceiling light point, uPVC double glazed window with rear aspect

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## BATHROOM 7'7 x 5'7 (2.31m x 1.70m)

Fitted with a three piece white bathroom suite comprises: panelled bath, pedestal wash hand basin, low level w.c. Ceiling light point, heated towel rail, part wall tiled, laminate wood effect flooring, uPVC double glazed window



## EXTERNALLY

To the front of the property is a blocked paved drive proving off road parking. A path to the side leads to a splendid rear garden providing the ideal space for entertaining. There is timber decking off the dining area an additional decking area at the top end of the garden. Gravel beds, a paved patio and grassed areas with shrubbery borders and the additional benefit of an open aspect make the garden a delightful haven.

## GENERAL INFORMATION

### Services

We believe all are available.

### Tenure

Assumed to be freehold.

### Viewing

Strictly by appointment with the agents. 01782 268422

### 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

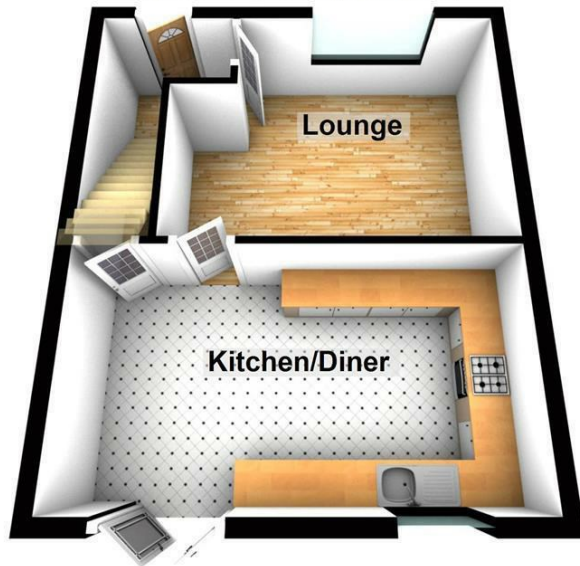


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

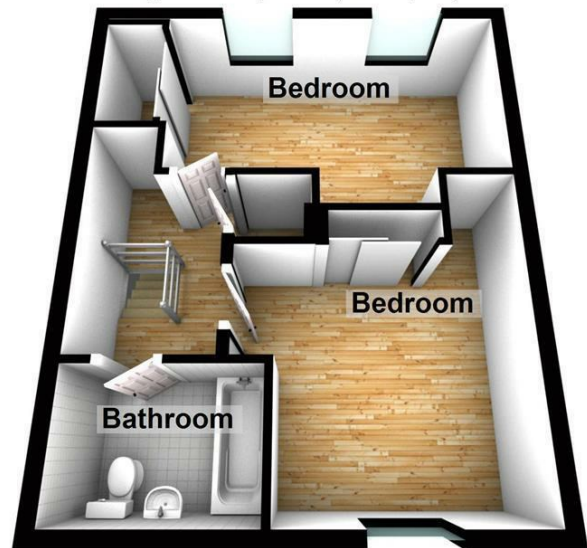
### Ground Floor

Approx. 34.5 sq. metres (371.9 sq. feet)



### First Floor

Approx. 35.2 sq. metres (378.6 sq. feet)



Total area: approx. 69.7 sq. metres (750.5 sq. feet)

For illustrative purposes only. Not to scale. Measurements are not accurate.  
Plan produced using PlanUp.

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