



# ESTATE AGENTS

*... the key to a successful move*



**Franklin Drive, Stallington, Stoke-On-Trent, ST11 9TN**

**Offers in the  
region of  
£675,000**

\* FIVE BEDROOM EXTENDED DETACHED HOUSE \* GREAT LOCATION.

\* SUPERB FAMILY HOME

\* BEAUTIFULLY PRESENTED

\* PLENTY OF PARKING \* DOUBLE GARAGE

\* VIEWING A MUST

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# Franklin Drive, Stallington, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

Lets be frank here! This is a superb family home, in a much sought after location. The property has been extended and boasting five excellently sized bedrooms, fabulous reception rooms and a stunning family kitchen/diner. Franklin Drive is an exclusive address, situated in desirable location of Stallington which is part of a modern and exclusive development. Never worry about parking again as externally there is off road parking for several vehicles, with mature gardens to the front and rear. Commuter links are excellent with a superb road network and local amenities are close at hand. **MUST BE VIEWED.**

## GROUND FLOOR

### ENTRANCE HALL

#### LOUNGE 18'4" x 11'11" (5.61 x 3.64)

Modern Fire surround, housing an electric fire, ceiling light point, radiator, uPVC double glazed window.

#### DINING ROOM 11'9" x 10'0" (3.60 x 3.05)

Ceiling light point, radiator, uPVC double glazed window.

#### FAMILY KITCHEN/DINER 26'0" x 21'4" (7.93 x 6.52)

Modern fitted kitchen with matching work tops, built in double oven, halogen hob sink and drainer with instant hot water tap, integrated fridge/freezer, microwave and dishwasher. Spot lights, radiator, Bi fold doors leading to outside.

#### UTILITY 8'4" x 5'4" (2.56 x 1.64)

Fitted with a range of wall and base units and co-ordinating work tops, sink and drainer with mixer tap. Ceiling light point, radiator, uPVC exterior door leading to outside.

### CLOAKS

Fitted with a two piece white suite comprises: low level w.c. pedestal wash hand basin. Ceiling light point, radiator, uPVC double glazed window.

## FIRST FLOOR

#### BEDROOM TWO 15'9" x 11'8" (4.81 x 3.56)

Ceiling light point, radiator, uPVC double glazed window.

#### EN SUITE 7'11" x 3'10" (2.42 x 1.19)

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

#### BEDROOM THREE 11'1" x 10'1" (3.39 x 3.08)

Ceiling light point, radiator, uPVC double glazed window

#### BEDROOM FOUR 10'4" x 8'10" (3.16 x 2.70)

Fitted wardrobes, ceiling light point, radiator, uPVC double glazed window

#### BEDROOM FIVE 11'8" x 8'9" (3.56 x 2.69)

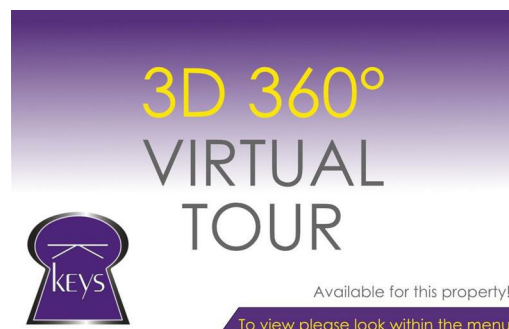
Ceiling light point, radiator, uPVC double glazed window

#### BATHROOM 6'9" x 9'5" (2.06 x 2.89)

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

## SECOND FLOOR

#### MASTER BEDROOM 14'3" x 21'0" (4.36 x 6.41)



# Franklin Drive, Stallington, Stoke-On-Trent,

## EN SUITE 11'1" x 7'3" (3.39 x 2.22)

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

## EXTERNALLY

To the front is a block paved drive providing ample off road parking leading to a detached double garage, the garage has the added benefit of power and lighting. Gardens to the front and rear. The rear garden is enclosed with an Indian stone patio, large lawn and mature planting throughout.

## GENERAL INFORMATION

Services

We believe all are available.

Tenure

Freehold.

Viewing

Strictly by appointment with the agents. 01782 399911

Council Tax Band G

Stafford Borough

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 399911.

**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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</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 environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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