



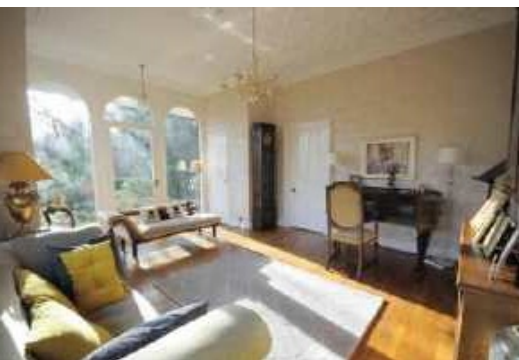
11 The Villas

Stoke-on-Trent, ST4 5AH

£675,000

**Tinsley
Garner**

independent property expertise



A rare opportunity to acquire a period detached property of impressive proportions, finished to a high standard throughout and nestled in a sizeable beautifully maintained mature plot. The accommodation is arranged over three floors and comprises; reception hallway, four reception rooms, stunning Amdega conservatory, six double bedrooms, four bathrooms, bespoke kitchen, separate utility, guest cloakroom and cellar. The Villas consists of just twenty four individually designed residences which date back to the mid 1800's. Offering a huge amount of character and charm, upgraded with no expensive spared by the current owners, 11 The Villas also holds a commanding elevated position which affords a high degree of privacy. Viewing Highly Recommended.

11 The Villas

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Reception Hallway

A panelled wooden front door with arch top window light above opens to the impressive reception hall. With original Minton tile floor, ornate ceiling coving with feature recessed lighting, radiator, alarm pad and central heating thermostat. Access to the lounge, dining room, family room, rear hallway, guest cloakroom, cellar and stairs to the first floor accommodation.

Sitting Room

A light and airy reception room with arch top picture windows and doorway opening to the front terrace, ornate coving and panelled ceiling, further window to the side aspect, solid oak flooring, radiator, storage cupboard and double doors to the inner hallway. The inner hallway has access to a small studio and the lounge.

Dining Room

Offering arch top sash windows to the front aspect, ornate coving and panelled ceiling, open chimney breast with fire grate and slate hearth. Panelled walls, solid oak flooring and two radiators.

Study

At the heart of the house with solid oak flooring, radiator, storage cupboard, window and double doors opening to the conservatory, doorway to the breakfast kitchen.

Lounge

A cosy reception room offering a modern stone effect fire surround, back and hearth with inset electric fire, recessed ceiling lights, window to the side aspect, radiator and TV connection.

Conservatory

A simply stunning Amdega conservatory with vaulted roof, large opening windows, French doors

to the rear patio and gardens, oak effect laminate flooring, radiator and power sockets.

Breakfast Kitchen

A bespoke kitchen fitted with contrasting gloss white finish large drawer floor units and traditional oak wall and floor units. Under wall unit lighting, quartz work surfaces, glass splash-backs, inset enamel 1½ bowl sink and drainer with chrome swan neck mixer tap, quartz breakfast bar with detachable solid oak wings, inset enamel sink with swan neck mixer tap. Recessed ceiling lights, windows overlooking the rear garden, vertical radiator and tiled floor. Doorways to the utility and rear hallway. Appliances include: stainless steel gas hob with stainless steel extractor hood over, integral single oven, additional integral double electric oven and microwave.

Utility

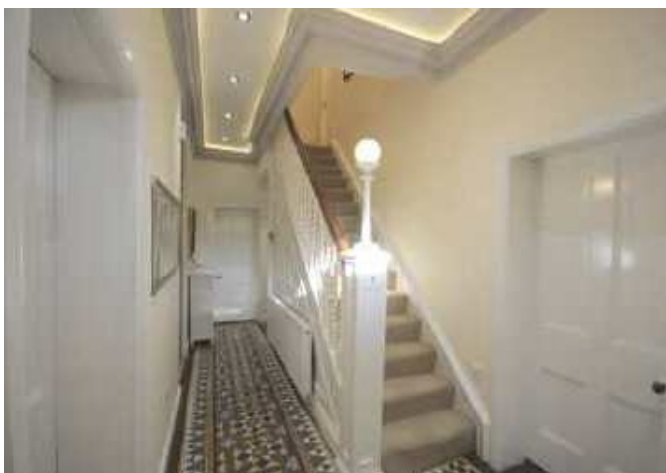
Matched to the kitchen with gloss white finish wall and floor units, quartz work surface, inset stainless steel 2½ bowl sink with chrome mixer tap. Recessed ceiling lights, sash windows to the side elevation, chrome radiator, extractor fan and tiled floor. With plumbing for a washing machine, spaces for a tumble dryer and upright fridge freezer.

Rear Hallway

With double doors opening from the main hallway, ornate coving and recessed ceiling lights, radiator, tiled floor and part obscure glazed external door to the carport and garage.

Guest Cloakroom

Fitted with a white suite comprising; inset low level push button WC and vanity wash hand basin with chrome mixer tap. Recessed ceiling lights, part tiled walls and tiled floor.



Cellar

Brick steps lead down to the large standing height cellar with brick settles, lighting and sump pump. Floor mounted Worcester Greenstar Highflow 550 CDi gas combi central heating boiler.

First Floor

Stairs & Landing

Traditional part painted spindle, newel post and banister stairs lead to the galleried split level landing. With ornate ceiling coving and feature recessed lighting, window to the side elevation, radiator, carpet throughout, loft access and stairwell to the second floor. The loft has a large boarded storage area with light and drop down ladder.

Master Bedroom

Offering built-in wardrobes and storage, two windows to the front and side aspects, recessed ceiling lights, radiator, TV connection, carpet and doorway to the en-suite shower room.

En-suite Shower Room

Fitted with a modern white suite comprising: inset low level push button WC, vanity wash hand basin with chrome mixer tap, shower enclosure with multi head mains fed thermostatic shower system. Under floor heating, tiled walls, recessed ceiling lights, towel radiator, window to the front aspect and tiled floor.

Bedroom Two

With ornate fireplace, built-in wardrobes and storage, window to the side aspect, two wall lights, recessed ceiling lights, two radiators, carpet and doorway to the en-suite shower room.

En-suite Shower Room

Fitted with a modern white suite comprising: inset low level push button WC, vanity wash hand basin with chrome mixer tap, shower enclosure with multi head mains fed thermostatic shower system. Under floor heating, tiled walls, recessed ceiling lights, towel radiator, window to the side aspect and tiled

floor.

Bedroom Three

With built-in wardrobes and storage, window to the side aspect, recessed ceiling lights, radiator, carpet and doorway to the en-suite shower room.

En-suite Shower Room

Fitted with a modern white suite comprising: inset low level push button WC, vanity wash hand basin with chrome mixer tap, 1200mm shower enclosure with twin head mains fed thermostatic shower system. Fully tiled walls, recessed ceiling lights, towel radiator, window to the side aspect, extractor fan and large format tiled floor.

Bedroom Four

Offering an ornate fireplace, built-in wardrobes and storage, window to the side aspect, recessed ceiling lights, radiator and carpet.

Bedroom Five

With built-in wardrobes and storage, window to the rear elevation, built-in wardrobes and storage, radiator and carpet. Period fireplace.

Family Bathroom

A fabulous luxury bathroom offering a white suite comprising: standard bath and panel with chrome mixer tap, vanity wash hand basin with chrome mixer tap, inset low level push button WC and 1200mm shower enclosure with twin head mains fed thermostatic shower system. Under floor heating, multi function feature ceiling lighting, fully tiled walls and floor, window to the rear aspect, two extractor fans and chrome towel radiator.

Second Floor

With exposed polished stairs treads, window to the rear aspect and sliding door opening to...

Bedroom Six

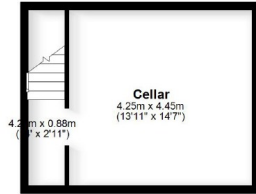
A sixth double bedroom offering extensive built-in wardrobes and storage to one wall, recessed





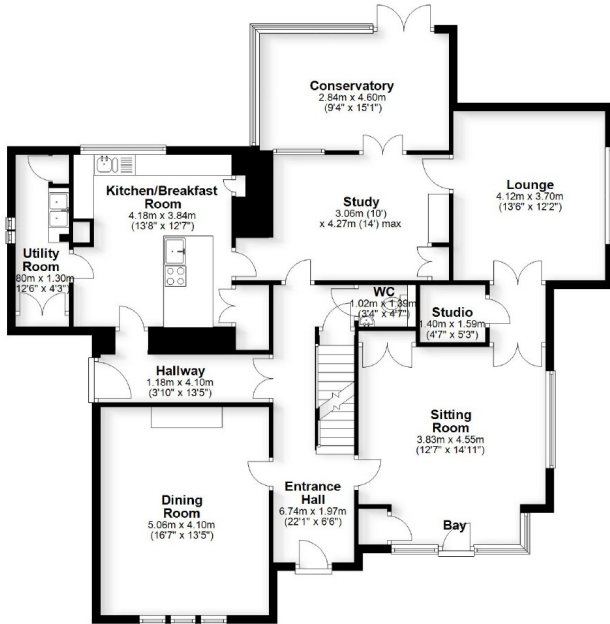
Basement

Approx. 23.1 sq. metres (246.2 sq. feet)



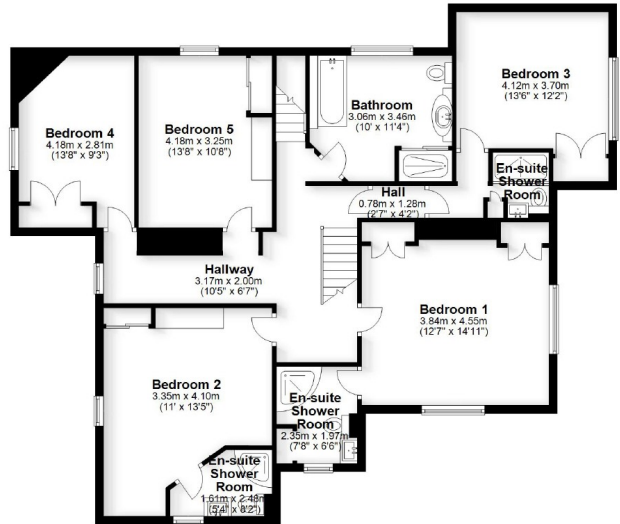
Ground Floor

Approx. 140.3 sq. metres (1510.3 sq. feet)



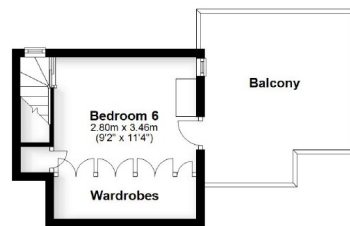
First Floor

Approx. 122.7 sq. metres (1321.1 sq. feet)



Second Floor

Approx. 15.9 sq. metres (171.0 sq. feet)



Total area: approx. 302.0 sq. metres (3250.7 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



Energy performance certificate (EPC)

11 THE VILLAS STOKE STOKE-ON-TRENT ST4 5AH		Energy rating E
Valid until 14 February 2031	Certificate number 2271-8619-5183-8133-1137	

Property type
Detached house

Total floor area
249 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy performance.](#)