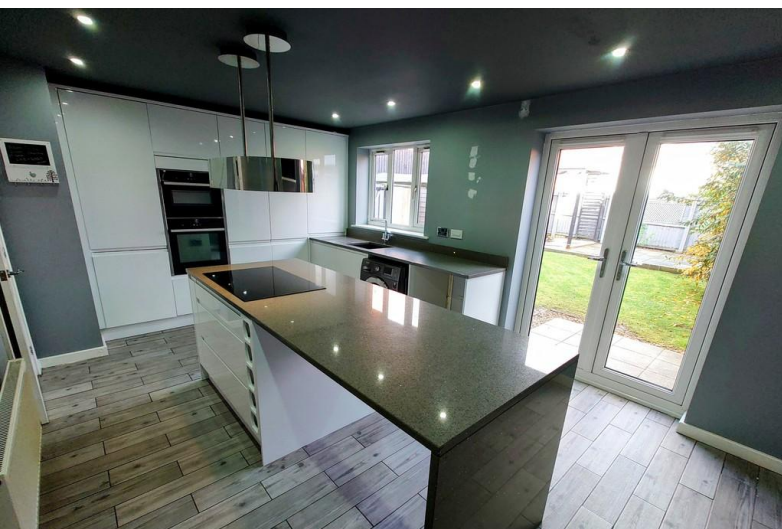


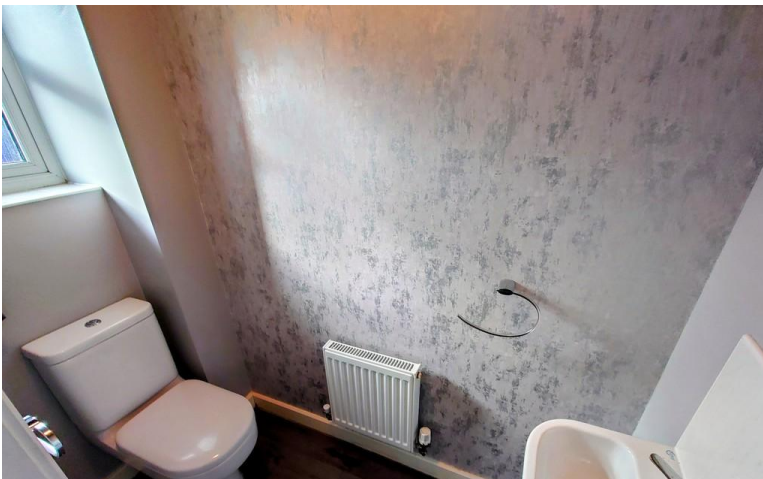


Fazeley Drive
Brindley Village, ST6 5BZ

- BEAUTIFULLY PRESENTED
- LINK DETACHED RESIDENCE
- STUNNING UPDATED BREAKFAST KITCHEN
- HALL, CLOAKS/W.C LOUNGE
- THREE BEDROOMS, ENSUITE & BATHROOM
- DRIVEWAY & GARDENS
- SOLAR PANELS INCLUDED
- UPVC D/GLAZING & GCH

£215,000





Property Description

intro

NO CHAIN A link detached house which must be seen to be fully appreciated comprising a well appointed updated quality breakfast kitchen with appliances, french doors to the garden, separate lounge, cloaks/w.c, hall, three bedrooms, ensuite & a family bathroom, fitted wardrobes included within bedroom one. Externally landscaped gardens and a driveway. UPVC double glazing & gas central heating are installed and owned solar panels. The property is located within a popular location within easy access to all amenities. Some decorative potential. Viewing is essential without delay. (draft details subject to approval)

ENTRANCE HALL

Front entrance door, stairs to the first floor, useful under stairs store, radiator.

DOWNSTAIRS CLOAKROOM/W.C

Double glazed obscure window to the front, low level w.c, wash hand basin, radiator.



LOUNGE

15' 5" x 10' 8" (4.7m x 3.25m)

Window to the front, radiator. A good sized lounge.

KITCHEN/DINER

17' 7" x 10' 11" (5.36m x 3.33m)

A great sized kitchen diner updated in approx 2019, with a range of updated well appointed quality wall and base units, quartz work surfaces, inset sink unit with mixer taps over. Integrated Neff appliances electric oven, oven/microwave, hob, integrated 70/30 fridge freezer, extractor above, wine rack and deep pan drawer, washing machine included. A central island with dining lights above. Storage cupboard housing the boiler. Defined dining area. French doors to the rear garden.



FIRST FLOOR LANDING

Loft access, useful storage cupboard, Doors to:

MASTER BEDROOM

11' 1" x 10' 7 MAX" (3.38m x 3.23m)

Window to the front, two double fitted wardrobes, radiator, Door to:

ENSUITE

Enclosed shower cubicle with an electric shower, low level w.c, pedestal wash hand basin, radiator.



BEDROOM TWO

10' 5" x 8' 10" (3.18m x 2.69m)

Window to the rear, radiator.

BEDROOM THREE

8' 6" x 6' 9" (2.59m x 2.06m)

Window to the rear, radiator.

FAMILY BATHROOM

Double glazed obscure window to the front, panelled bath, taps with combined hand held shower attachment tiled splash back surround. Low level w.c, wash hand basin, radiator.



FRONT GARDEN

A long driveway provides parking, shrub borders, a paved pathway, lawn area.

REAR GARDEN

The good sized rear garden has timber fencing, laid to lawn and a paved patio area. A pleasant landscaped rear garden area.



NOTE

Please note Solar Panels are installed to one side of the house roof and are included within the sale.
Nest controls for smoke alarms and the thermostat.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

Stoke On Trent City Council

COUNCIL TAX BAND

EPC RATING (PDF available online)

Current: Potential:







While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any errors, omissions or mis-interpretation of the floor plan is the purchaser's only and a guide.
This plan is for illustrative purposes only and should be used in conjunction with any promotional literature or brochures.
The structure, systems, appliances, fixtures and fittings are subject to change and their operation or efficiency can be given.
Made with Visual Builder



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements