



John Rhodes Way
Tunstall, ST6 5XA

- A DETACHED HOUSE
- GARAGE & PARKING
- FOUR BEDROOMS
- HALL, UTILITY, CLOAKS/W.C
- POPULAR LOCATION
- FAMILY BATHROOM & ENSUITE
- LOUNGE, DINING ROOM
- UPVC D/GLAZING & GAS C/HEATING

£248,500





Property Description

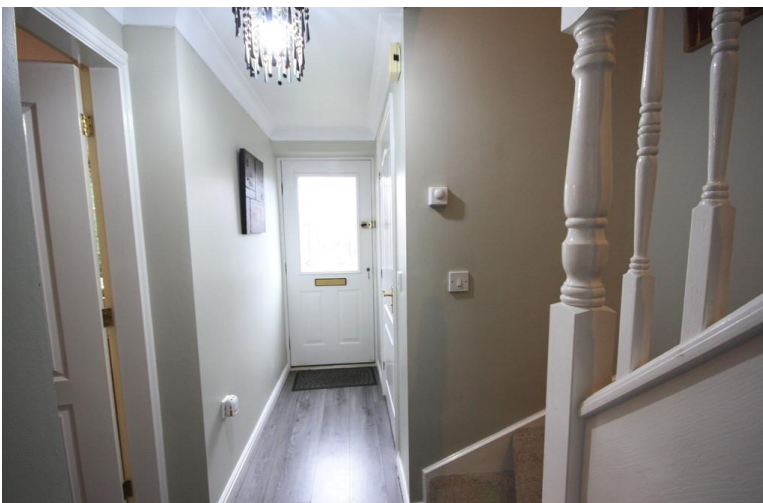
INTRO

Grab the opportunity to acquire a spacious FOUR bedroom detached house, new to the market! Comprising entrance hall, cloaks/w.c, lounge, dining room, kitchen, utility room, and to the first floor four bedrooms, a family bathroom and ensuite. A garden and parking to the front with a good sized rear garden, and a driveway and garage. A popular location locally and within easy access to the A500 and nearby amenities. Contact us today before it gets swept up!

DIRECTIONS

Please use postcode ST6 5XA for Sat Nav/ Google Maps. From the A527 Reginald Mitchell Way, turn left into the estate, and left at the roundabout into John Rhodes Way. Follow the road round to the left, where the property can be found on the right hand side as identified by our For Sale.

ACCOMMODATION





ENTRANCE HALL

Timber front entrance door. Laminate floor. Radiator. Staircase to the first floor.

CLOAKS/WC

Low level W.C and wash hand basin. Window to the front. Radiator. Cushion flooring.

LOUNGE

16' 4" x 10' 2" (4.98m x 3.1m)

Window to the front, radiator. Feature fireplace and fire. Laminate flooring. An open arch to:



DINING ROOM

9' 9" x 9' 4" (2.97m x 2.84m)

Laminate flooring. Radiator. Sliding doors to the rear garden.

KITCHEN

11' 7" x 10' 4" (3.53m x 3.15m)

Comprising a fitted suite with base and wall mounted cupboard units, with worksurfaces. Single drainer sink unit. Space for a washer and dishwasher. Tiled floor. Space for an oven/cooker. Window to the rear. Door to:

UTILITY ROOM

7' 6" x 5' 4" (2.29m x 1.63m)

Timber door to the rear garden. Space for a washing machine. Radiator. Door to:



INTEGRAL GARAGE

17' x 7' 11" (5.18m x 2.41m)

Power and lighting, up and over door.

FIRST FLOOR LANDING

Access to the loft.

BEDROOM ONE

11' 11" x 10' 2" (3.63m x 3.1m) to 17'4 max

Window to the front, radiator. Fitted wardrobes.

ENSUITE

Enclosed shower cubicle with electric shower. Low level W.C, wash hand basin. Opaque window to the front.



BEDROOM TWO

9' 11" x 8' 2" (3.02m x 2.49m)

Window to the rear, radiator. Fitted wardrobes.

BEDROOM THREE

8' 10" x 8' (2.69m x 2.44m)

Window to the front, radiator. Door to a mini storage cupboard.



BEDROOM FOUR

8' 7" x 7' 10" (2.62m x 2.39 m)

Window to the rear, radiator.

BATHROOM

Comprising a panelled bath, low level W.C and wash hand basin. Window to the rear.

EXTERNALLY

FRONT GARDEN

A laid to lawn garden with some shrubs. A tarmac driveway for parking, leading to the garage. Paved pathway to the front door.

REAR GARDEN

A good sized laid to lawn garden, enclosed by fencing.

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 D

EPC RATING (PDF available online)

Current: 62D Potential: 83B



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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 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