

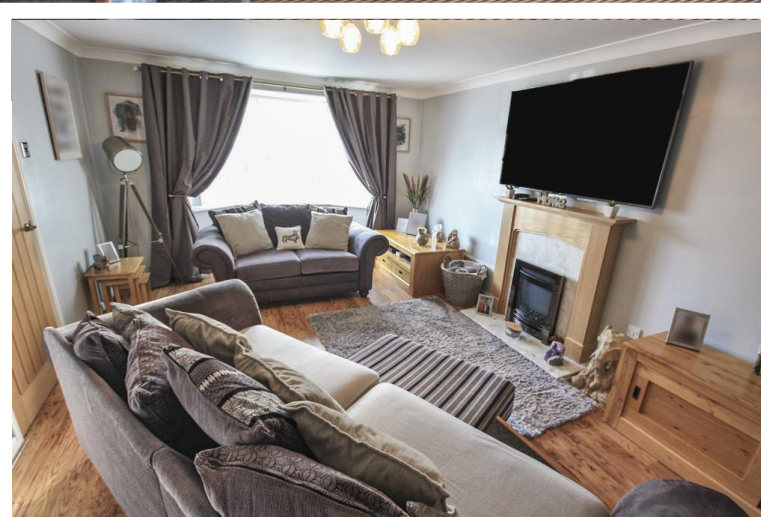


John Rhodes Way
, ST6 5XA

- DETACHED RESIDENCE - NO CHAIN
- BEAUTIFULLY PRESENTED & IMPROVED
- STUNNING UPDATED BREAKFAST KITCHEN
- EXTENDED BREAKFAST KITCHEN
- HALL, BAY WINDOW LOUNGE
- DINING ROOM & CONSERVATORY
- FOUR BEDROOMS
- ENSUITE & BATHROOM

£300,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a stunning extended good sized detached residence which must be seen to be fully appreciated comprising, hallway, cloaks/w.c, a bay window lounge, dining room, conservatory, a well appointed L shaped breakfast kitchen, four bedrooms, ensuite and family bathroom. A frontage for parking of vehicles, a landscaped rear garden. UPVC double glazing & gas central heating. A beautiful spacious residence ideal for the growing family. Excellent road links are close by leading to the A500/A34 Viewing imperative without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for post code ST6 5XA proceed along the road and the property can be found on the left hand side as identified by our For Sale sign.

ENTRANCE HALL

Radiator, staircase the first floor, composite entrance door.



CLOAKS/W.C

Window to the front, radiator, wash hand basin, low level W.C

LOUNGE

16' 9" x 12' (5.11m x 3.66m)

With a walk in bay window to the front, radiator. laminate flooring, feature fireplace and inset fire. Double doors to;

DINING ROOM

13' x 9' 7" (3.96m x 2.92m)

Radiator, double doors to;



CONSERVATORY

15' x 9' 4" (4.57m x 2.84m)

UPVC double glazed brick base conservatory. Radiator.

KITCHEN/BREAKFAST ROOM

30' max" x 9' 5 min" (NaNm x 2.87m)

A stunning updated fitted kitchen with central island, integrated appliances, plenty of wall and base units, work surfaces, twin ovens, induction hob, full height fridge and freezer, dish washer, single drainer sink. An L shaped spacious room with French doors to the rear and window to the front measuring 30' from front to the rear and 8' wide in the seating area. Velux windows. Tiled floor.



FIRST FLOOR LANDING

BEDROOM ONE

10' 11" x 9' 3" (3.33m x 2.82m)

Window to the front, radiator.

ENSUITE

An updated suite within a good size shower room, window to the side, low level W.C wash hand basin, splash back tiling.

BEDROOM TWO

9' x 7' (2.74m x 2.13m)

Window to the rear, radiator.



BEDROOM THREE

9' x 6' 8" (2.74m x 2.03m)

Window to the rear, radiator.

BEDROOM FOUR

9' 8" x 8' 6" (2.95m x 2.59m)

Window to the front, radiator, over stairs area.

BATHROOM

Window to the side, radiator, low level W.C wash hand



basin, splash back tiling.

EXTERNALLY

A paved frontage to create lots of parking spaces, a paved pathway leads to;

LANDSCAPED REAR GARDEN

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.

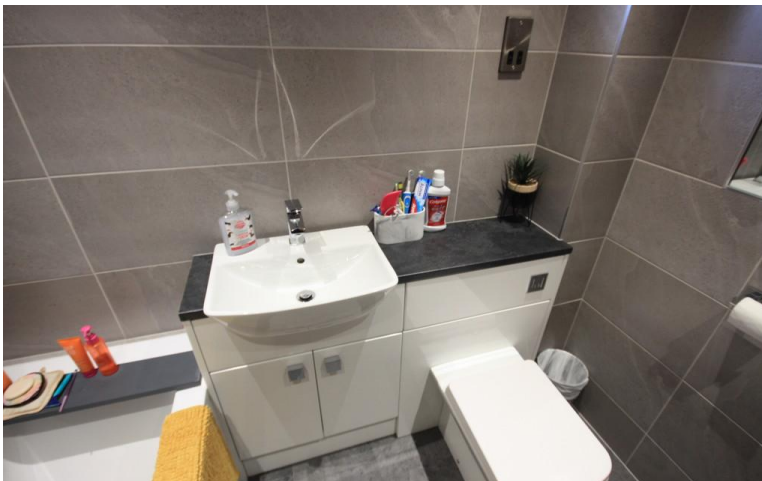


MORTGAGES

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 be 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: Potential:







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.





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 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Visual Builder

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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