

Pashmina Avenue

Barlaston, Stoke-on-Trent, ST12 9FE



A delightful modern detached property which is extremely attractive and situated in the sought after development within the hugely popular village of Barlaston.

£390,000



John German

The reception hall has a useful cupboard, stairs rising to the first floor landing and guest cloakroom having WC, pedestal wash hand basin and tiled splashbacks.

A delightful and particularly well proportioned lounge has a front facing bay window and French style double doors opening to the landscaped rear garden.

There is a superb dining kitchen having a very attractive range of modern grey gloss units with chrome accessories and contrasting granite effect worksurfaces. Integrated appliances comprise gas hob with glass splash plate and a stainless steel extractor canopy above, double oven, fridge/freezer and dishwasher. There is ample space for a dining table, a useful understairs storage cupboard and double French style doors open into the garden.

The separate utility has space and provision for domestic appliances, a cupboard and worksurfaces.

The first floor landing, has two built in cupboards and off which leads four bedrooms. Two of the bedrooms have built in wardrobes and the principal bedroom has the benefit of being en suite and having a shower, pedestal wash hand basin, WC and contrasting tiling.

The well appointed family bathroom has contrasting wall and floor tiling and comprises bath, pedestal wash hand basin, WC, separate shower and a vertical towel radiator.

Outside, the property stands back from attractive terrace garden and to the side there is a drive which gives access to the detached single garage. The landscaped rear garden has a paved terrace leading to a further circular sun terrace, there is elevated borders to one side which are well stocked, retaining sleepers, ornamental stones and a further secluded and paved terrace.

Barlaston is a delightful and highly sought after village surrounded by beautiful Staffordshire countryside along with the lovely grounds of Wedgewood. Barlaston has many amenities including a first school, pubs, shops and a railway station giving access to Stoke-on-Trent. A surrounding network of roads in the area commute into many Midland commercial centres and junctions 14 and 15 of the M6 provide direct access into the national motorway network and M6 toll.

Agents note: There is a green space charge which is currently £207 per annum.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.stoke.gov.uk

Our Ref: JGA/14062023

Local Authority/Tax Band: Stoke on Trent City Council / Tax Band F







Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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