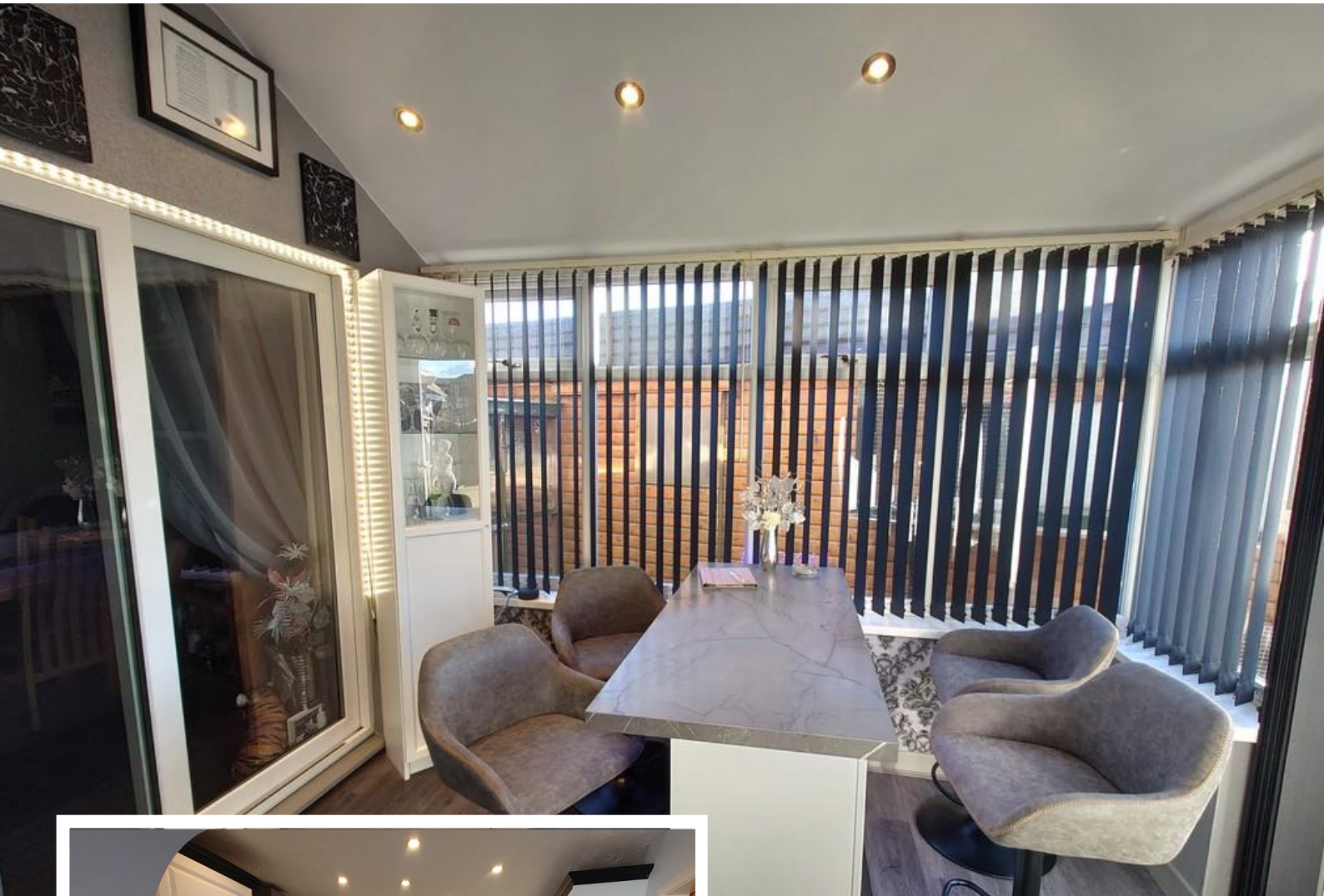




Shrewsbury Drive
Mitchells Wood, ST5 7QN

- DETACHED RESIDENCE & GOOD SIZE PLOT •
 - EXTENDED TO FRONT & REAR
 - HALL, LOUNGE/DINING ROOM
 - BREAKFAST KITCHEN, GARDEN ROOM
 - THREE DOUBLE BEDROOMS, BATHROOM
 - LANDSCAPED GARDENS
 - UPVC D/G, GAS C/H
 - ATTACHED LONG CARPORT
- £240,000**





Property Description

INTRO

A beautifully presented extended detached house within the well regarded location of Mitchells Wood within a good sized plot all of which must be viewed to be fully appreciated, all approx 95 Sqm & comprising extended hallway, good sized lounge/dining room, an extended breakfast kitchen, garden room with glazed doors to the garden, three double bedrooms, a dressing room area, a family bathroom. Externally a good sized front garden & plenty of parking space, an attach long carport. A rear garden area attracting pm sunshine. UPVC double glazing & gas central heating. Easy access to the A34/A500/M6 and all local amenities. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST5 7QN, turn of Deans Lane and follow Shrewsbury Drive and the property can be found on the right hand side

ENTRANCE HALL



UPVC double glazed side access door with inset lead pattern. UPVC double glazed window to front, double radiator, stair case to the first floor, a panelled part glazed door leads to:

LOUNGE

13' 11" x 12' 3" (4.24m x 3.73m)

Window to the front with inset lead pattern, coving to the ceiling, marble hearth and surround with built in pebble effect electric fire, radiator, door to under stairs store, archway provides access to:

DINING ROOM

9' 1" x 8' 2" (2.77m x 2.49m)

UPVC double glazed sliding patio doors, coving to ceiling. A part glazed door provides access off to:

KITCHEN/BREAKFAST ROOM

20' 3" x 8' 10" (6.17m x 2.69m)

An extended kitchen/dining room. UPVC double glazed sliding patio door to rear. UPVC double glazed side access door, UPVC double glazed window to side with inset Georgian pattern, coving to ceiling. A range of base and wall mounted high gloss white storage cupboards, drawer space, round edge work surface in High Gloss granite effect with built in sink unit, range style cooker, dish washer, integrated fridge and freezer, ceramic splash back tiling inset display cabinets with lighting, space for a range cooker with extractor hood above, plumbing for washing machine, space for American fridge/freezer, vertical double panel radiator and access off to:



GARDEN ROOM

10' 3" x 7' 10" (3.12m x 2.39m)

UPVC double glazed panels to the side and rear, UPVC double glazed patio door to rear, vertical double panel radiator. Recessed spot lights to the ceiling.



FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, door to built in airing cupboard housing a Baxi combination boiler.

BEDROOM ONE

17' 6" x 9' 0" (5.33m x 2.74m)

UPVC double glazed windows to rear and side, coving to ceiling, radiator, fitted wardrobes.

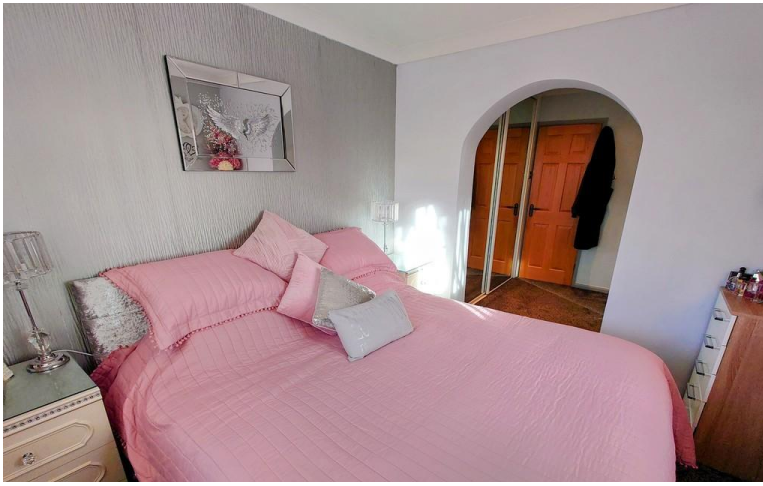
BEDROOM TWO

10' 7" x 9' 11" (3.23m x 3.02m)

UPVC double glazed window to the front with a pleasant out look and view, coving to ceiling, radiator.



BEDROOM THREE



11' 1" x 10' 9" (3.38m x 3.28m)

UPVC double glazed window to rear, access to the loft space, radiator.

FIRST FLOOR BATHROOM

6' 8" x 5' 4" (2.03m x 1.63 m)

UPVC double glazed frosted window to the front, shower screen walls, boarding to ceiling and walls a white suite comprising of W.C, vanity sink with Chrome mixer tap, panelled bath unit with Chrome mixer tap and electric shower, Chrome towel radiator.

EXTERNALLY

FRONT

A good sized garden lawned landscaped garden, shrub borders and with brick walls along with concrete post and timber fencing, the driveway allows for ample of road parking. Access to:

CARPORT

30' 6" x 9' 2" (9.3m x 2.79m)

With metal up and over door, lighting, power points, external cold water tap.

REAR GARDEN

Please note the pigeon lofts will be remove prior to completion and the areas gravelled. With concrete post and timber fencing, paved and stone chipping areas provide ample patio and sitting space along with ease of maintenance, garden timber shed and access alongside the property. The garden attracts the afternoon sun.

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

Newcastle Under Lyme Borough Council



COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: Potential:







Whilst every effort 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 their 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 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