



**Queens Drive
Biddulph, ST8 7DB**

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- CASH BUYERS ONLY
- NO CHAIN, NON- MORTGAGEABLE
- HALL, L SHAPED LOUNGE/DINING ROOM
- BREAKFAST KITCHEN
- 3 BED, BATHROOM & W.C
- UPVC D/GLAZING & GAS C/HEATING





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale to CASH BUYERS ONLY (due to the construction) WITH NO CHAIN - A three bedroom semi house of Schindler construction ideal for a cash buy investor landlord or a family looking for a home. The house comprises entrance hall, a spacious lounge/dining room, a breakfast kitchen, three bedrooms, a bathroom, separate W.C Externally a front garden area, a rear garden with a lawn and patio. UPVC double glazing & gas central heating.

DIRECTIONS

Please follow Sat Nav for postcode ST8 7DB proceed in to the road from Park lane and the property can be found on the left hand side as identified as identified by our for sale sign.

ENTRANCE HALL

UPVC entrance door, window to the side, staircase to the first floor. Door to;



LOUNGE/DINING ROOM

17' 10" x 15' 8" (5.44m x 4.78m)

Windows to the front and rear, laminate flooring, two radiators. Door to;

BREAKFAST KITCHEN

13' 4" x 11' 9" (4.06m x 3.58m)

With fitted base and wall units, worktops, built in electric hob, space for the oven and a washing machine, window to the rear, radiator. UPVC half glazed external access door.

FIRST FLOOR LANDING

Window to the side, access to the loft.



BEDROOM ONE

14' x 9' 6" (4.27m x 2.9m)

Window to the front, radiator.

BEDROOM TWO

14' 2" x 8' 1" (4.32m x 2.46m)

Window to the rear, radiator.

BEDROOM THREE

9' 1" x 6' (2.77m x 1.83m)

Window to the front, radiator.



BATHROOM

Comprising a panelled bath over bath shower, wash hand basin, window to the rear.

SEPARATE W.C

Low level W.C window to the side.

EXTERNALLY

A lawn front garden, potential space to create a driveway subject to consent etc.

REAR GARDEN

Laid to lawn, a paved patio area.



VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

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

Staffordshire Moorlands District Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 66D Potential: 85B



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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