



INDEPENDENT ESTATE AGENTS



**28 Minton Grove, Stoke-On-Trent  
Staffordshire ST2 7QT  
Offers Over £105,000**

A beautifully presented and maintained FREEHOLD coach house apartment, nestled in a quiet corner of a peaceful cul-de-sac on a modern development in the highly regarded residential area of Baddeley Green. The property offers good room sizes whilst still enjoying a welcoming homely feel throughout briefly comprising; entrance hall, lounge/diner, kitchen, family bathroom and two bedrooms. Externally, there is an integral garage, parking and a small graveled area to the rear. The property enjoys a private outlook over fields and allotments and also benefits from no passing traffic. Further advantages include uPVC double glazing throughout and electric heating system \*SELLER will pay £250 towards moving costs/legal fees if using preferred solicitors\*

## **Entrance Hall with Stairs**

## **First Floor Landing**

### **Lounge/Diner**

17'9" x 11'0" maximum (5.432m x 3.358m maximum)

### **Kitchen**

6'8" x 10'0" (2.051m x 3.071m)

### **Bathroom**

7'3" x 6'4" (2.228m x 1.934m)

### **Bedroom One**

11'1" x 9'2" (3.398m x 2.797m)

### **Bedroom Two**

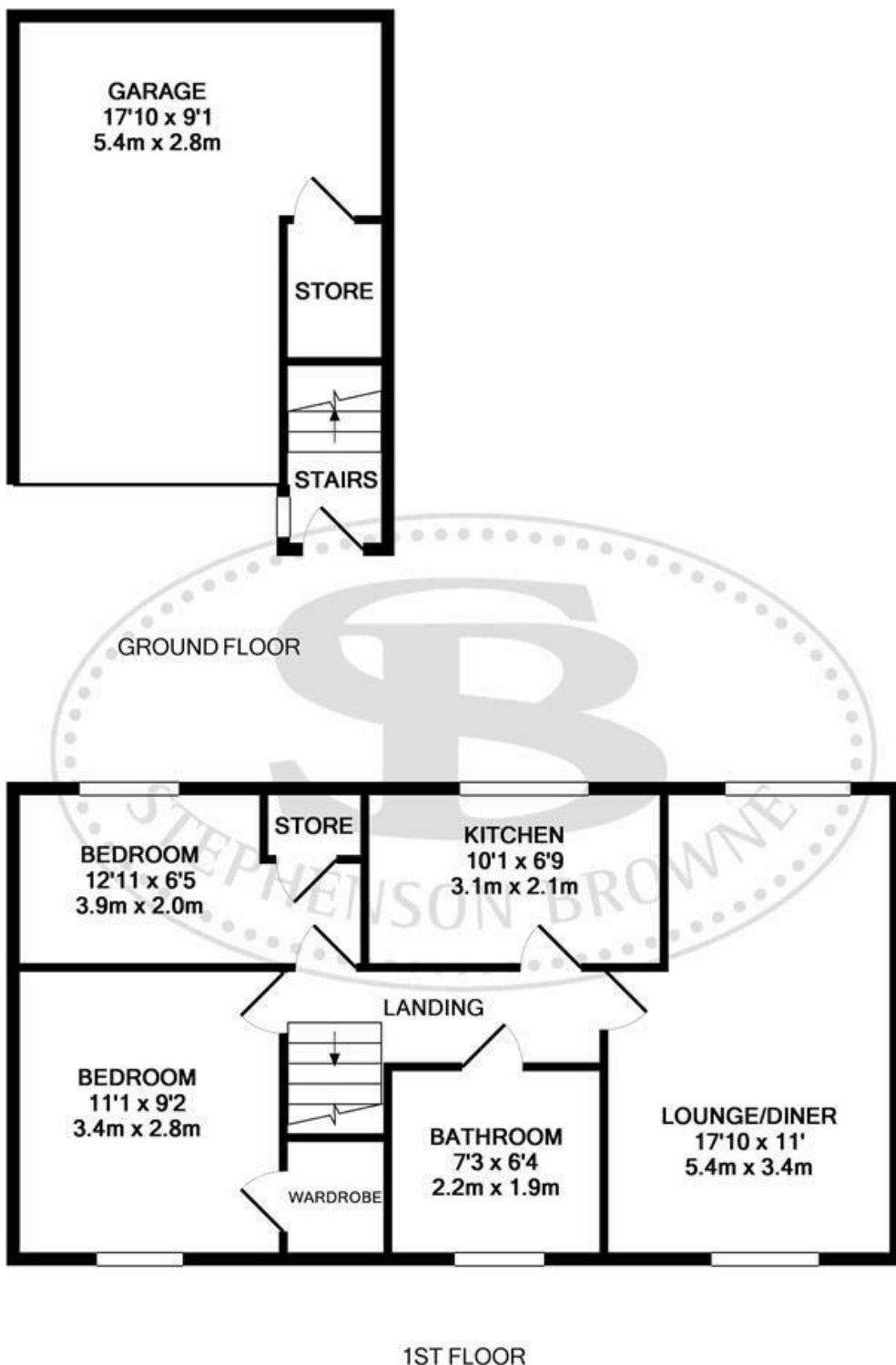
6'5" x 12'10" (1.959m x 3.932m)

## **Externally**

### **Garage**

9'0" minimum x 17'10" (2.767m minimum x 5.442m )





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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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