

**Whitfield Road Ball Green Stoke-On-Trent ST6 8AL**



**Offers In The Region Of £155,000**

## Whitfield Road, Ball Green, Stoke-On-Trent, ST6 8AL

A lovely home is something we all aspire to  
But look no further as we have the perfect property for you  
With a spacious lounge and fitted kitchen/diner  
Once you see this property you'll want to move in  
A Detached house with THREE BEDROOMS that are all good sizes  
You'll believe you've won all the prizes  
There's gardens, a garage and driveway for parking too  
So all that's left for you to do is pick up the phone and call us to view

Whether you are a first time buyer, family or just fancy living in BALL GREEN, this property is not to be missed. Ideally positioned within easy reach of local amenities, schools and countryside. The accommodation on the ground floor comprises a spacious entrance hall, lounge and fitted kitchen/diner, while the first floor boasts THREE BEDROOMS and benefits from a lovely contemporary bathroom. With good sized gardens at the front and rear, as well as a driveway and a garage, this property really does tick all the boxes. As there is no upward chain a swift completion could be achievable. Early internal inspection highly recommended.

### Entrance Hall

With stairs off to the first floor. Useful storage cupboard. Coving to ceiling.

### Lounge

16'3" x 11'8" (4.96 x 3.57)

Three double glazed windows to the front aspect. Feature fireplace housing electric fire. Coving to ceiling.



### Kitchen/Diner

16'4" x 11'8" (4.98 x 3.57)

Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards

below. Stainless steel single drainer sink unit, mixer tap. Five ring gas hob. Wall mounted gas central heating boiler. Plumbing and space for automatic washing machine. Double glazed windows and door to the rear aspect. Space for dining table.



### First Floor

### Landing

Loft access.

### Bedroom One

16'2" x 11'8" narrowing to 9'8" (4.95 x 3.56 narrowing to 2.95)

Three double glazed windows to the front aspect. Radiator. Store cupboard.





### Bedroom Two

11'6" x 8'7" (3.53 x 2.64)

Double glazed window to the rear aspect. Radiator.



### Externally

Elevated position with lawn garden to the front aspect with well stocked planted beds. Driveway providing ample off road parking. Single garage. To the rear elevation there is a decked patio/seating area with inset feature, previously used as a fire pit. Lawn garden. Shed and greenhouse.

### Garage

18'6" x 9'7" (5.66 x 2.94)

With power points.

### Bedroom Three

11'8" x 7'3" (3.56 x 2.22)

Double glazed window to the rear aspect. Radiator.

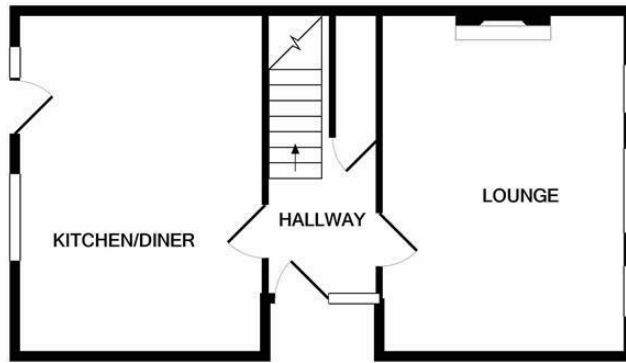
### Bathroom

8'2" x 5'3" (2.50 x 1.62)

White suite comprises, panelled bath with shower attachment, pedestal wash hand basin and low level WC. Part tiled walls. Double glazed window to the rear aspect. Radiator.

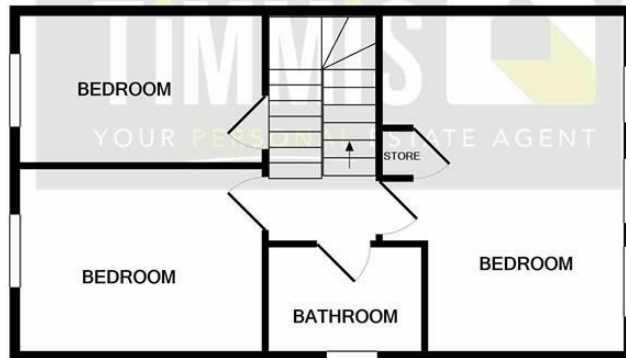






Debra  
**TIMMIS**  
 YOUR PREFERRED ESTATE AGENT

GROUND FLOOR  
 APPROX. FLOOR  
 AREA 453 SQ.FT.  
 (42.1 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 468 SQ.FT.  
 (43.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 921 SQ.FT. (85.6 SQ.M.)

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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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

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