



# ESTATE AGENTS

*... the key to a successful move*



**Adamthwaite Drive, Blythe Bridge, Stoke-On-Trent, ST11 9HL**

**Offers over  
£450,000**

\* FANTASTIC PROPERTY \* SOUGHT AFTER LOCATION

\* THREE BEDROOMS \* TWO RECEPTION ROOMS

\* KITCHEN \* UTILITY \* SHOWER ROOM

\* FAMILY BATHROOM

\* LARGE DRIVE/DOUBLE GARAGE

\* FRONT AND REAR GARDEN

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# Adamthwaite Drive, Blythe Bridge, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

This is a stunning example of a detached family home to which a viewing is strongly recommended in order to appreciate the lovely accommodation on offer. Designed with family in mind it has been well planned and the impressively proportioned rooms which are beautifully presented. The minute you walk through the door you will be amazed at the standard of accommodation that this property has to offer. Situated in the popular location of Blythe Bridge, the accommodation comprises: Entrance hall, lounge, dining room, kitchen, utility, shower room and rear porch. To the first floor there are three bedrooms and a family bathroom and a separate wc. Additional benefits include uPVC double glazing and gas central heating. Externally the property sits on a 3rd of an acre with beautifully presented gardens large drive way providing ample off road parking to a detached garage. Could this be the forever home you have been looking for. **VIEWING IS A MUST!!!**

### GROUND FLOOR

Ceiling light point, radiator, stairs leading to the first floor

### ENTRANCE HALL

#### LOUNGE 19'4" x 12'0" (5.91 x 3.67)

Feature fire surround housing a living flame gas fire, coving to the ceiling, ceiling light point, radiator, T.V. aerial point, uPVC double glazed windows.

#### DINING ROOM 16'0" x 11'10" (4.9 x 3.62)

Coving to the ceiling, ceiling light point, radiator, uPVC sliding patio doors leading to outside.

#### KITCHEN 8'9" x 8'11" kitchen area 16'9" x 8'11" dining ar (2.69m x 2.72m kitchen area 5.13m x 2.74m dining a)

L Shaped kitchen fitted with a range of wall and base units and co-ordinating work tops, gas cooker point, sink and drainer with mixer tap, space for appliances. Ceiling light point, radiator, uPVC double glazed window.

#### UTLITY 6'7" x 7'10" (2.03 x 2.41)

Fitted with a range of base units and co-ordinating work tops, sink an drainer with mixer tap, plumbing for washing machine.

#### SHOWER ROOM 7'10" x 3'10" (2.4 x 1.18)

Fitted with a three piece white suite comprises: Separate shower enclosure, wall hung wash hand basin, low level w.c. Ceiling light point, radiator, uPVC double glazed window.

### REAR PORCH

Ceiling light point, radiator, uPVC exterior door.

### FIRST FLOOR

#### BEDROOM ONE 15'8" x 14'5" (4.78m x 4.4m)

Ceiling light point, radiator, uPVC double glazed windows with dual aspect.

#### BEDROOM TWO 11'11" x 11'11" (3.65 x 3.65)

Fitted wardrobes, ceiling light point, radiator, uPVC double glazed window.

#### BEDROOM THREE 12'2" x 9'11" (3.71 x 3.03)

Full wall of fitted wardrobes, ceiling light point, radiator, uPVC double glazed window.

### CLOAKS

Fitted low level w.c.

#### BATHROOM 7'0 x 8'9 (2.13m x 2.67m)

Fitted with a two piece white suite comprises: roll top bath, wash hand basin set in vanity unit. Ceiling light point, radiator, uPVC double glazed window.



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## EXTERNALLY

The property sits on a 3rd of an acre, there is a large drive providing ample off road parking leading to a detached tandem garage. The garage has been split into two sections and comes with power and lighting. There is also a large potting shed attached to the garage. The gardens surrounding the property have been beautifully maintained with a variety of planting throughout.

## GENERAL INFORMATION

### Services

We believe all are available.

### Tenure

Assumed to be freehold.

### Viewing

Strictly by appointment with the agents. 01782 399911

### Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

## MORTGAGE ADVICE

Independent Mortgage Advice with 100's of lenders to choose from.

Our Mortgage Advisor can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 399911.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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