



**Windmill Hill
Rough Close
Stoke-on-Trent
Staffordshire
ST3 7PJ**

Offers In Excess Of £390,000

bettermove

Windmill Hill

Stoke-on-Trent

Bettermove are proud to present this 3 bedroom detached house in Stoke-on-Trent available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the drive and detached garage.

The council tax band is E.

The interior of this beautifully presented property comprises a spacious living room, dining room, conservatory and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms, wet room, w/c and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular city of Stoke-on-Trent, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A50, A520 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

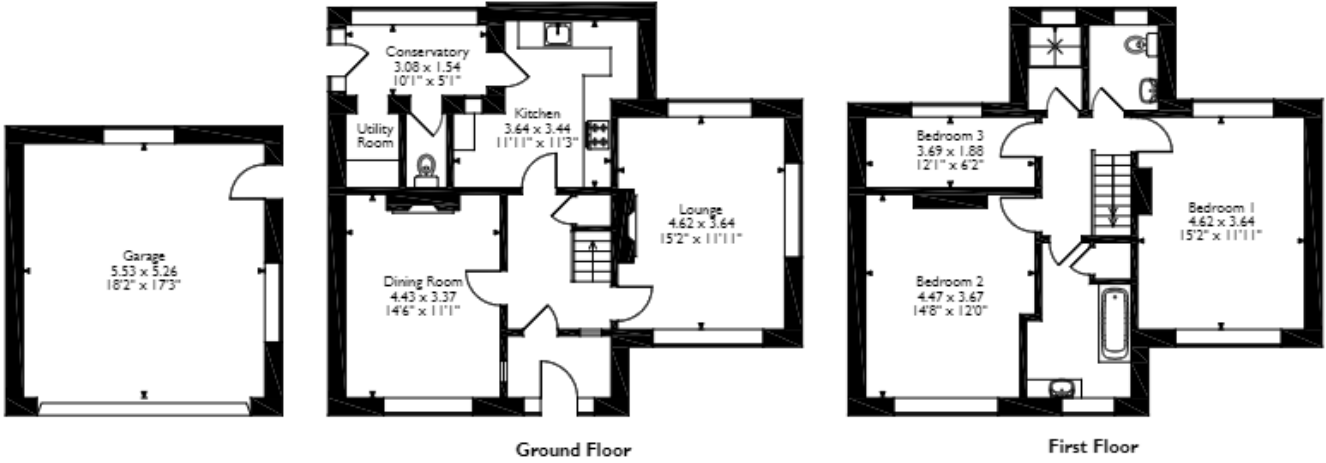
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Beau Chene, Windmill Hill Rough Close, Stoke-on-Trent, Staffordshire

Approximate Gross Internal Area
 Main House = 124 Sq M / 1334 Sq Ft
 Garage = 29 Sq M / 312 Sq Ft
 Total = 153 Sq M / 1646 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk