



Trentfield Road,
Baddeley Green, Stoke-
on-Trent



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Excess of £250,000

Extended detached house situated in the sought after location of Baddeley Green, close to an array of local amenities. The property benefits from a very generous corner plot with a substantial off road parking area and large detached garage. Viewing is highly recommended.





ENTRANCE HALLWAY

Stairs to first floor, laminate flooring, door and double glazed window to front, built in storage area.

LOUNGE/DINER

7.36m max x 3.30m max (24' 2" x 10' 10") Double glazed window to front, double glazed french doors to side, solid wood flooring, stone feature fire surround with gas fire, radiator x 2.

KITCHEN/FAMILY ROOM

7.55m max x 2.99m (24' 9" x 9' 10") Laminate flooring, double glazed window to front and rear, radiator x 2, fitted with a range of wall, base and drawer storage units, stainless steel sink and drainer unit with mixer tap, fitted oven and hob with extractor fan above, integral fridge, space and plumbing for automatic dishwasher, breakfast bar area, part tiled walls.

INNER HALL

Pantry and W.C.

UTILITY

1.59m x 2.05m plus storage space (5' 3" x 6' 9") Plumbing for automatic washing machine, vent for dryer, part tiled walls, tiled floor, fitted storage space, double glazed window and door to rear, Baxi Duo Tec condensing boiler.

CLOAKS

1.53m x 0.85m (5' 0" x 2' 9") W.C. and wash hand basin.

FIRST FLOOR

LANDING

Double glazed window to side, access to loft.

BEDROOM ONE

3.93m x 3.32m (12' 11" x 10' 11") Double glazed window to front, radiator.

BEDROOM TWO

3.31m x 3.35m (10' 10" x 11' 0") Radiator, double glazed window to side.

BEDROOM THREE

2.42m x 2.03m (7' 11" x 6' 8") Radiator, double glazed window to rear.

BATHROOM

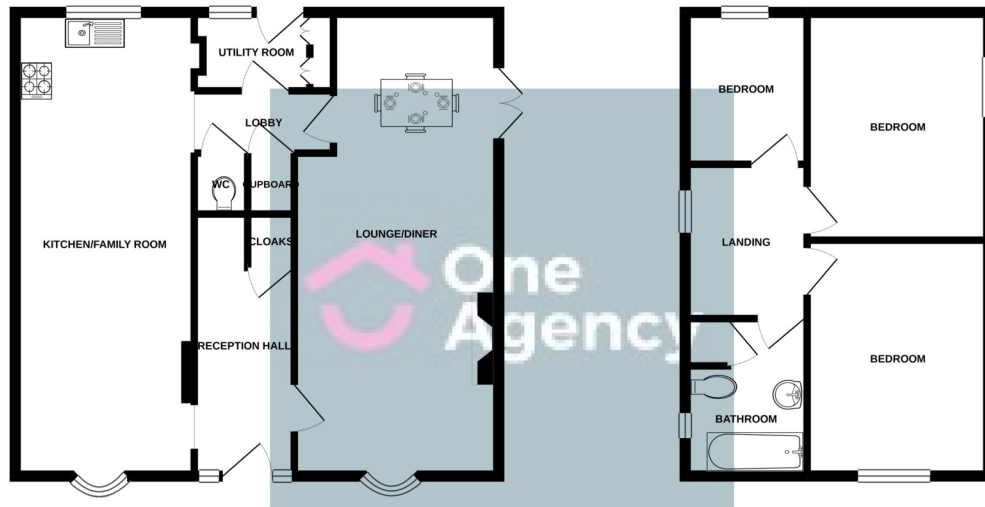
2.57m max x 2.00m (8' 5" x 6' 7") Bathroom suite comprising panelled bath, W.C., hand wash basin, double glazed frosted window to side, radiator, tiled walls, tiled floor, built in storage, extractor fan.

OUTSIDE

Generous corner plot position with private, enclosed established gardens, a substantial off road parking area and large detached garage.


GROUND FLOOR

1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2020

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(56 to 68) D		73
(39 to 54) E	56	
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(56 to 68) D		66
(39 to 54) E	47	
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.