

Trentfields Road Baddeley Green Stoke-On-Trent ST2 7HZ



**Offers In The Region Of £235,000**

## Trentfields Road, Baddeley Green, Stoke-On-Trent, ST2 7HZ

Home is where the heart is and where you feel at ease -  
We're delighted to bring to the market this property that is guaranteed to please -  
Located in popular Baddeley Green it offers a great location -  
It's a perfect family home with generous accommodation -  
Offering THREE BEDROOMS, lounge/diner and NO UPWARD CHAIN -  
With this wonderful property there is nothing to lose and lots to gain -  
Sitting on a lovely plot this is one you need to see -  
Call us now and arrange to view because I'm sure you will agree!

Nestled in the desirable area of Baddeley Green, this charming detached house on Trentfield Road presents a wonderful opportunity for those seeking a much-loved family home. The property boasts a welcoming entrance hall that leads into an open-plan lounge and dining area, perfect for both relaxation and entertaining. The fitted kitchen is well-equipped, making meal preparation a delight.

On the first floor, you will find three comfortable bedrooms, providing ample space for family living. The shower room is conveniently located, ensuring ease of access for all. The house benefits from double glazing and central heating, ensuring a warm and inviting atmosphere throughout the year.

Outside, the property features both front and rear gardens, offering a lovely outdoor space for children to play or for gardening enthusiasts to cultivate their green fingers. A driveway and garage provide convenient off-road parking, adding to the practicality of this home.

With no upward chain, this property is ready for you to move in and make it your own. Viewing is highly recommended to fully appreciate the charm and potential of this delightful family residence. Don't miss out on the chance to secure a home in this sought-after location.

### Entrance Hall

Upvc door and double glazed windows to the front aspect. Stairs off to the first floor. Cloaks cupboard.

### Lounge/Diner

24'0" x 10'10" (7.33 x 3.32)

Double glazed window to the front aspect. Feature surround. Radiator. Upvc door with access into the rear garden.



### Kitchen

11'10" x 8'9" (3.61 x 2.69)

Fitted kitchen with a range of wall mounted units, worktops incorporating units below. One and a half bowl sink with single drainer. Part tiled splash backs. Useful storage cupboard housing boiler. Space for cooker and appliances. Double glazed window to the rear aspect. Upvc door to the side aspect.

### First Floor

#### Landing

Double glazed window. Loft access.

#### Bedroom One

12'9" x 10'9" (3.90 x 3.28)

Double glazed window. Radiator. Fitted wardrobes.



### Bedroom Two

10'9" x 10'8" (3.29 x 3.27)

Double glazed window. Radiator.



borders. Driveway providing off road parking. Single garage. To the rear there is a patio/seating area. Lawn garden with raised planted shrub/ flower bed. Ornate feature pond.



### Bedroom Three

7'9" x 6'7" (2.38 x 2.01)

Double glazed window. Radiator.

### Shower Room

6'6" x 6'1" (2.00 x 1.86)

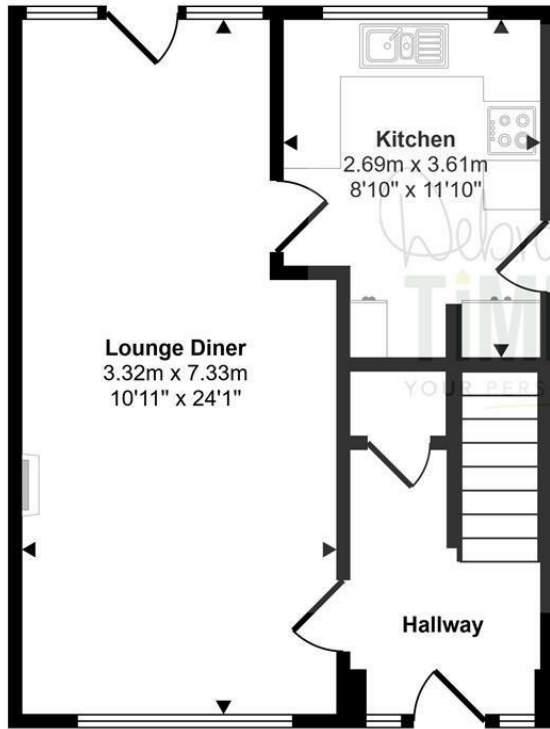
Corner shower housing Mira shower, pedestal wash hand basin and low level WC. Tiled walls. Airing cupboards.

### Externally

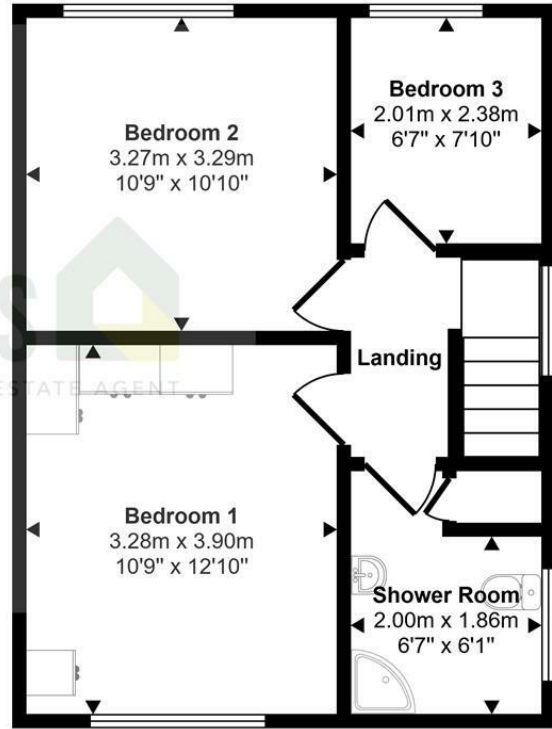
To the front aspect there is a lawn garden with planted



Approx Gross Internal Area  
80 sq m / 862 sq ft

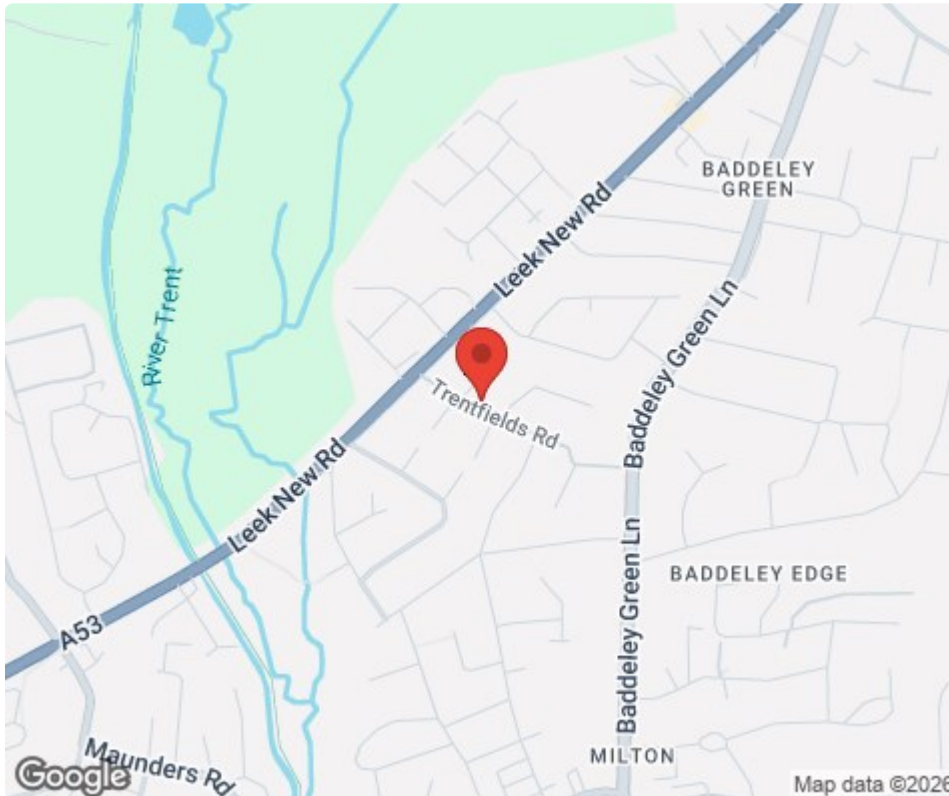


Ground Floor  
Approx 40 sq m / 433 sq ft



First Floor  
Approx 40 sq m / 429 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	69
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.