

FOR SALE



Edgbaston Drive, Trentham Lakes , Stoke-on-Trent

4 Bedrooms, 2 Bathroom, End Town House

Offers In Excess Of £250,000


MARTIN&CO



Edgbaston Drive, Trentham

Lakes , Stoke-on-Trent

4 Bedrooms, 2 Bathroom

Offers In Excess Of £250,000

- Modern end of town house
- Highly sought-after location
- Four well-appointed bedrooms
- Spacious master with en-suite
- Ample kitchen dining space

OVERVIEW For Sale: An immaculate end of terrace house that's simply brimming with charm. Situated in the highly sought-after area of Trentham, this property is perfect for families seeking a blend of comfort and convenience.

This welcoming home boasts four well-appointed bedrooms. The master bedroom is a spacious double, complete with an en-suite for that added touch of luxury. Two of the remaining bedrooms are also doubles and include built-in wardrobes, while the fourth is a cosy single room, perfect for a child's room or home office.

The heart of the home is undoubtedly the kitchen. It offers ample dining space, making it the ideal spot for family meals or entertaining guests. Adjacent is the reception room, a relaxing space featuring wood floors and a garden view. Patio doors provide direct access to the garden, letting in an abundance of natural light and creating an effortless indoor-outdoor living experience.

Speaking of the garden, it's a real treat. It's the ideal spot for those summer barbecues or simply relaxing with a good book. The property also benefits from off-street parking and a single garage, adding to its practical appeal.

Location-wise, it doesn't get much better. Well-regarded schools, public transport links, local amenities, and cycling and walking routes are all within easy reach. Not to mention, it's just a short walk to the BET 365 stadium for all those Stoke City fans and finally the nearby Trentham Gardens is withing walking distance.

In short, this property has it all: great location, charming features, and a friendly neighbourhood. Don't miss out





on this fantastic opportunity!

ENTRANCE HALL 13' 8" x 3' 2" (4.17m x 0.98m) Stairs to first floor, wood effect laminate flooring.

WC 5' 8" x 3' 1" (1.73m x 0.94m) Comprising; low level WC and hand wash basin, double glazed window to the front elevation, radiator.

KITCHEN/DINER 14' 0" x 9' 4" (4.27m x 2.85m) Modern and contemporary kitchen fitted with a range of wall and base units complementary worksurface over which incorporates a stainless steel sink unit and drainer, integrate oven and hob, space for appliances, double glazed bay window to the front elevation, radiator.

LOUNGE 16' 3" x 11' 6" (4.96m x 3.52m) Having double glazed French doors opening onto the garden and double glazed window, wood effect laminate flooring, radiator.

LANDING FIRST FLOOR 12' 1" x 3' 3" (3.70m x 1.00m) Storage cupboard, stairs leading to second floor, airing cupboard.

BATHROOM 6' 6" x 5' 8" (2.00m x 1.75m) Comprising; low level WC, bath with shower over and pedestal hand wash basin, double glazed window to the front elevation, radiator.

BEDROOM TWO 10' 4" x 9' 5" (3.17m x 2.88m) Having built in wardrobes, double glazed window to the front elevation, radiator.

BEDROOM THREE 7' 8" x 6' 6" (2.35m x 2.00m) Having built in wardrobes, double glazed window to the rear elevation, radiator.

BEDROOM FOUR 13' 1" x 12' 8" (3.99m x 3.88m) Double glazed window to the rear elevation, radiator.

LANDING SECOND FLOOR 3' 2" x 3' 1" (0.97m x 0.95m)



BEDROOM ONE 11' 4" x 9' 5"
 (3.46m x 2.88m) A spacious master suite with double glazed window to the front elevation, built in wardrobes with further eaves storage, radiator.

ENSUITE 8' 4" x 7' 5" (2.55m x 2.27m) Comprising; low level WC, pedestal hand wash basin and shower unit, double glazed window to the rear elevation, radiator.

EXTERNAL The property benefits from driveway parking which leads up to a single garage. A private walkway leads up to the front door with a side gate giving access through to an enclosed low maintenance garden.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 88 |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.