



FOLLWELLS
FOR SALE
01782 615 530

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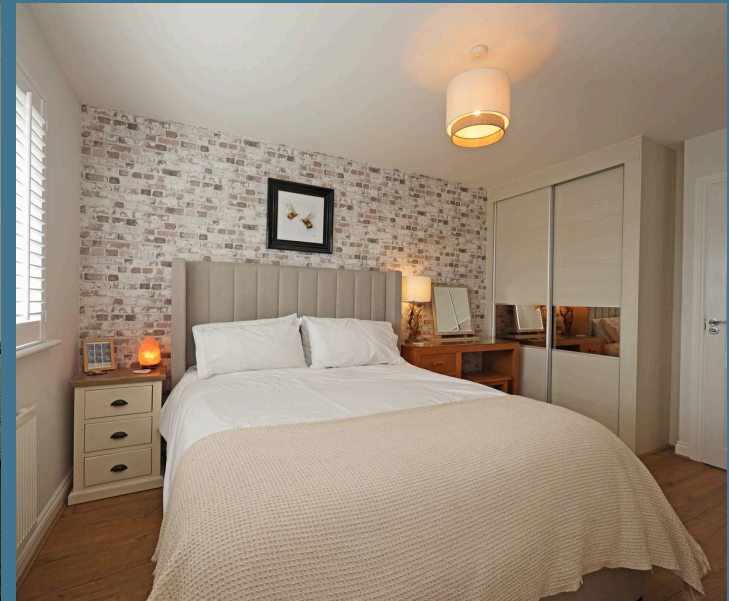
447 Weston Road, Stoke-On-Trent - ST3 6RE
£265,000

447 Weston Road

Stoke-On-Trent, Stoke-On-Trent

- Modern Three Bedroom Detached House
- Beautifully Presented
- Open Plan Dining Kitchen
- En-Suite to Main Bedroom
- Generous Plot with Ample Parking and A Garage
- Convenient Edge of City Location

A well-presented three bedroom detached house on part of a small development conveniently situated on the outskirts of the city and within close proximity to commuter links including the A50 and M6. The property provides a modern practical layout with ample storage and stands on a generous plot with ample parking, detached garage and a south facing rear garden. Accommodation; central hallway entrance with stairs to first floor having understairs storage cupboard and further additional walk-in cupboard with window. Cloakroom with W.C and wash hand basin. Lounge with laminate flooring, window to front with shutter blinds and double patio doors opening to the rear garden. Good-sized family dining kitchen with a range of gloss fronted base/wall units with worktops, pull-out larder and inset sink basin with chrome mixer tap. Integral oven and five ring gas hob with extractor hood, space for further appliances including plumbing for washing machine and dishwasher. Window outlook to front and further patio doors open onto the rear garden.





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The first floor provides landing area with window to rear having airing cupboards and loft access. Bedroom one also has window outlook to rear with shutter blind, laminate flooring and fitted double wardrobe. There is a fully equipped en-suite shower room with walk in shower cubicle, wash hand basin and W.C. Two further bedrooms have window outlook to front with bedroom two having an additional storage cupboard. The separate three-piece family bathroom services these bedrooms which is fitted with a bath, wash hand basin and W.C.

The property stands on a generous sized plot with south facing rear garden and ample parking to the front with tarmac drive/partial block paved area. There is parking for several vehicles and an attached garage with up and over door, power connection and central heating boiler. (Agents note: The property shares an access drive with the adjacent property No.445).

There is a sizeable rear garden which is south facing and not overlooked directly from the rear. It has fence enclosure, lawn and a paved patio area.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

