

# butters john bee<sup>bjb</sup>

## land & new homes

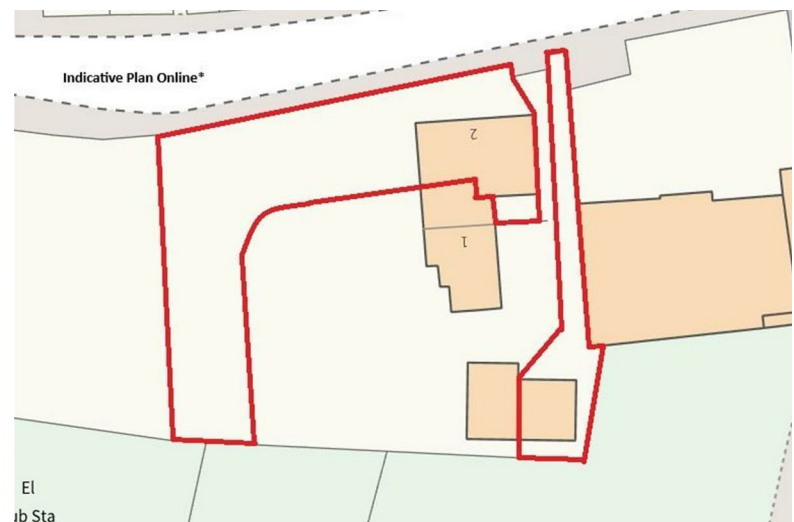


2 Bagnall Road, Milton, Stoke on Trent, ST2 7AZ

Asking Price £350,000

Period three bedroom, semi detached characterful property.  
Located on the boundary of Milton & Bagnall.  
Extended private garden & garage.  
The adjacent No.4 Beech Villas is also available.

1539.00 sq ft





# 2 Bagnall Road

Milton, Stoke on Trent, ST2 7AZ

Asking Price £350,000



## Description

Charming period three bedroom semi detached property, combines character features with well proportioned living accommodation, making it an ideal family home. Briefly comprising, Lounge, dining room, Study, kitchen, utility room and ground floor guest cloakroom. To the first floor are three good sized bedrooms and the family bathroom, approached by a shared driveway with gardens to the rear. This property also benefits from a basement.

The adjacent No.4 Bagnall Road is also available and subsequently, the property may have potential for alternative uses, such as conversion into apartments, commercial space & more subject to obtaining the necessary planning consents.

It is important that any potential purchaser relies upon their own enquiries, assessments and due diligence with regards to the planning status and current or potential uses.

## Location

The property is located on Bagnall Road, a well established residential area forming the boundary between both Milton & Bagnall. Hanley, the CBD for Stoke-on-Trent is located just a short drive away (5 Miles), here a full range of amenities can be sourced including Festival Retail Park & Intu Potteries Shopping Centre. For leisure, the property sits just 10 miles from the Peak District National Park. For travel by rail, Stoke-on-Trent Railway Station is located less than 5 miles away.

## Entrance Hallway

## Lounge

16'11" x 12'7" (5.18 x 3.85)

## Kitchen

11'10" x 7'9" (3.61 x 2.37)

## Dining Room

12'0" x 11'10" (3.66 x 3.61)

## Study

10'4" x 7'1" (3.16 x 2.17)

## Utility Room

7'1" x 6'2" (2.17 x 1.9)

## Ground Floor WC

## Master Bedroom

14'0" x 12'7" (4.28 x 3.85)

## Bedroom 2

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

## Bedroom 3

11'10" x 7'9" (3.61 x 2.37)

## Bathroom

10'7" x 7'1" (3.25 x 2.16)

## Planning & Supporting Information.

We are not aware of any current or historic planning consents in relation to this site, however there may be potential for alternative uses subject to the necessary planning permission and consents. It is important that prospective purchasers ensure they have inspected the site and rely upon their own enquiries, assessments and due diligence with regards to its current and potential uses.

## Viewings

Strictly By Appointment with the BJB Land & New Homes Team. Please call the office on 01782 211147.

## Tenure.

Freehold with vacant possession upon completion.

## EPC

This property's energy rating is D. It has the potential to be B.

## Local Council

The property is located in the Council district of City of Stoke-on-Trent Council  
<https://www.stoke.gov.uk/>.

## All Enquiries

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Land & New Homes Team  
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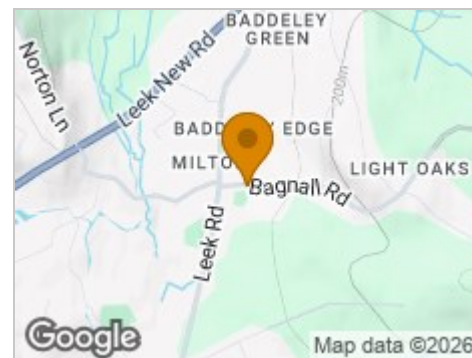
## Road Map



## Hybrid Map



## Terrain Map



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