



30, Boxwood Road, Upper Tean, Stoke On Trent, ST10 4ET **Reduced To £259,000**

This property occupies a good sized corner plot and has been extended to provide four bedroomed family accommodation which is tastefully presented throughout. The property includes gas central heating via a combination gas boiler, UPVC glazing and fascias plus a superb spacious well fitted dining kitchen complete with integrated appliances. The accommodation comprises Spacious Hall, Cloakroom/Utility, Lounge and Spacious Dining Kitchen. Stairs lead to a good sized landing with access to Four Bedrooms and Family Bathroom. Outside to the front is a large tarmac driveway/parking area with gated access to the feature enclosed rear garden with large stone paved patio area, artificial lawn and stone step to a further rear driveway and lower Garage which has been converted to form a games room. Viewing advised.

STORM CANOPY
With UPVc door to:-

RECEPTION HALL



With tiled floor, radiator and coving.

TOILET/UTILITY 7'10" x 3'7" (2.39m x 1.09m)



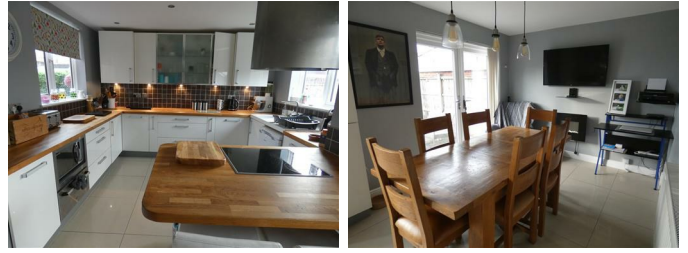
With tiled floor, radiator, wash hand basin, W.C, ceiling downlighting and provision for washing machine.

LOUNGE 14'1" x 11'2" (4.29m x 3.40m)



With radiator, carpet, television point, wall light points, coving and feature fireplace with coal effect electric fire.

DINING KITCHEN 26'5 x 11'4" (max) (8.05m x 3.45m (max))



With tiled floor, UPVc external door, UPVc patio doors to rear garden, good range of base and drawer units, with pull out unit and carousel corner unit, solid oak worktops, Corian sink unit, twin built in electric ovens, warming drawer, ceramic hob with freestanding Elica cooker hood over, integrated fridge and freezer, glazed cabinets, wall cupboards, concealed lighting, breakfast bar, wall mounted electric fire and tall cupboard housing a wall mounted combination gas boiler.

STAIRS



Lead to a spacious landing with carpet, built in storage cupboard and access via pull down ladder to loft storage space.

BEDROOM 1 12'1" x 9'4" (3.68m x 2.84m)



With carpet, radiator and open wardrobe area.

BEDROOM 2 9'10" x 9'8" (3.00m x 2.95m)



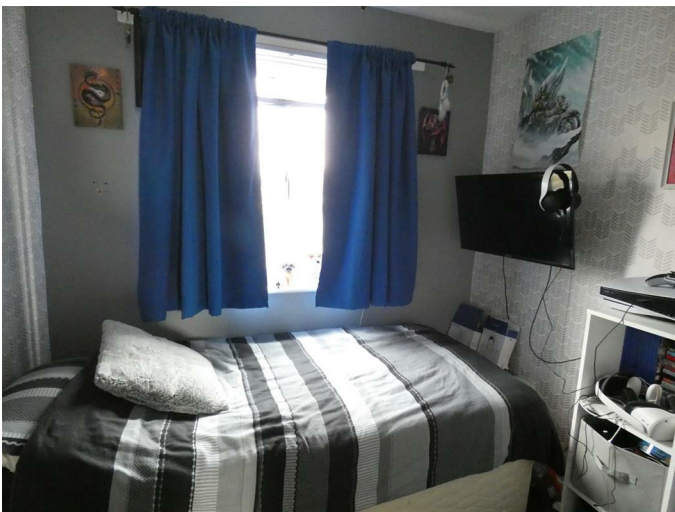
With radiator, carpet and built in wardrobe.

BEDROOM 3 11'4" x 8'1" (3.45m x 2.46m)



With carpet and radiator.

BEDROOM 4 8'5" (max) x 7'8" (2.57m (max) x 2.34m)



With carpet and radiator.

BATHROOM 7'6" x 6'1" (2.29m x 1.85m)



With white suite of shaped bath, wash hand basin in vanity unit and W.C., shower spray fitting, tiled walls, tiled floor and heated towel rail.

OUTSIDE



To the front is a large tarmac parking area with conifer borders. Gated side access lead to the feature rear garden with large stone paved patio area with covered section, artificial lawn area and 10' x 12' garden store. Rear gated access leads to the separate rear driving/parking area with access to the original garage which has been converted into a Games Room with UPVc access doors.

TENURE

Freehold.

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

Mr B Recordon, Whatley Recordon Solicitors, 12 Worcester Road, Malvern, Worcestershire WR14 4QU. Telephone 01684 892939.

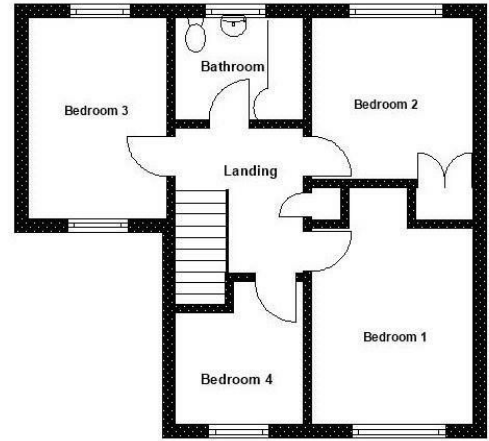
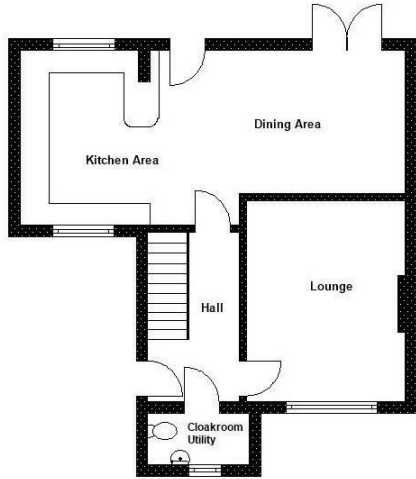
SERVICES

We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition.

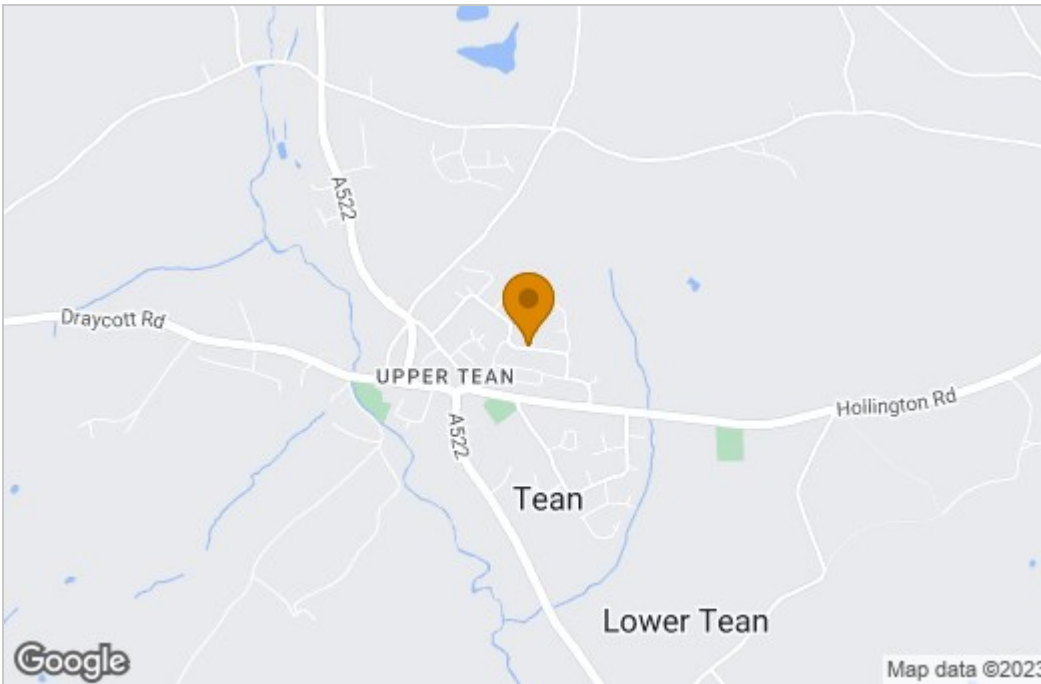
FINANCE

Hanley Economic Building Society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage adviser is available to discuss your mortgage requirements within the estate agency office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

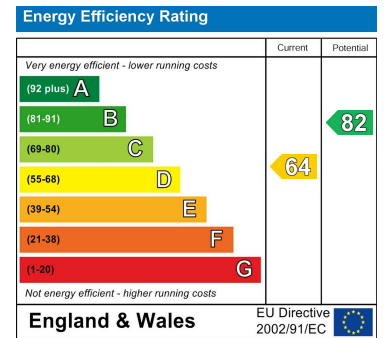
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

