

AP MORGAN



Ravensbank, Westonhall Road, Stoke
Offers in excess of £415,000

Features:

- Executive canalside development
- Detached family home
- Master bedroom suite
- Two further bedrooms
- Immaculate fitted kitchen with AEG appliances
- Generous lounge with feature fireplace
- Landscaped garden, driveway and garage
- EPC Rating - B

Description:

An immaculately presented detached family home, boasting three double bedrooms and a sizeable ground floor living space. This property is well-situated in a prime position on a small canalside Stoke Prior development.

To the front of the property is a private driveway providing off-road tandem parking space, access to the detached single garage and views overlooking the canal.

The ground floor accommodation briefly comprises: Entrance hallway with cloaks storage cupboard, guest WC, well-proportioned lounge with a feature electric fireplace and dual aspect windows, and the kitchen/diner fitted by 'Magnet Kitchens' and complete with integrated 'AEG' appliances (fridge, freezer, dishwasher, oven, combination oven/microwave and induction hob), a handy understairs storage cupboard with plumbing for a washing machine, and bi-folding doors opening to the rear garden.

The first-floor landing establishes: Master bedroom, complete with a dressing room benefitting from fitted wardrobes and an en-suite shower room, double bedroom two with fitted wardrobes and a view to the canal, good-sized bedroom three and the family bathroom providing a bath with overhead shower, wash basin and WC.

Outside to the rear is a landscaped garden with an initial paved patio, paving leading to the detached garage and a well-maintained lawn with fenced borders.

The property further benefits from a partially boarded loft space with fitted electrics and a pull down ladder, fitted 'Sharpes' wardrobes in bedrooms 1 and 2, detached garage with electrics and electric point for a vehicle charging point, along with 8 years remaining NHBC warranty.



Details:

Entrance Hallway

Kitchen/Diner 18'3" x 12'9" (5.56m x 3.89m)

Lounge 18'2" x 13' (5.54m x 3.96m)

Guest WC 5'1" x 3'2" (1.55m x 0.97m)

Master Bedroom 11'8" x 13' (3.56m x 3.96m)

Dressing Room 6'3" x 9'3" (1.9m x 2.82m)

En-Suite Shower Room 6'8" x 3'2" (2.03m x 0.97m)

Bedroom Two 10'1" x 9'6" (3.07m x 2.9m)

Bedroom Three 7'8" x 9'6" (2.34m x 2.9m)

Family Bathroom 6'5" x 7'8" (1.96m x 2.34m)

Garage



EPC Rating: B

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 910 300.

How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

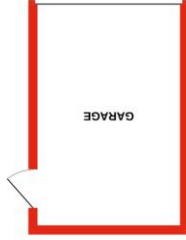
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

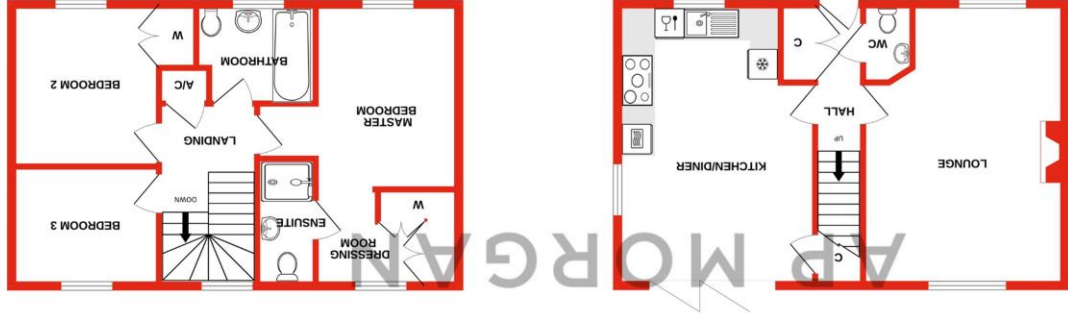
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A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



GROUND FLOOR: 661 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR: 524 sq.ft. (48.7 sq.m.) approx.

TOTAL FLOOR AREA: 1186 sq.ft. (110.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Prospective purchaser, The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

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