

£450,000

8 Edgbaston Drive, Trentham, ST4 8FJ



- FOR SALE WITH NO CHAIN
- EXTENDED DETACHED HOME
- BEAUTIFUL DINING-KITCHEN
- FAMILY ROOM WITH WOODBURNER
- STYLISH LOUNGE
- FOUR DOUBLE BEDROOMS
- LUXURY FAMILY BATHROOM
- NEW GAS FIRED BOILER
- UTILITY AND GUEST WC

FOR SALE WITH NO CHAIN. Wonderful extended family home with stunning interior. Open-plan dining-kitchen with vaulted-ceiling family room centred around woodburning stove. Stylish lounge, four double bedrooms - master bedroom with en-suite shower room - and luxury family bathroom. Integral garage, driveway parking and a landscaped rear garden that is beautifully presented. Viewing highly recommended.

8 Edgbaston Drive, Trentham

HALLWAY

uPVC door, karndean flooring, under stairs storage.

GROUND FLOOR WC

Low level WC, vanity wash hand basin, central heating towel radiator, part tiled walls, karndean flooring.

LOUNGE

15'1" x 13'0" (4.60m x 3.96m)

Fitted carpet, uPVC bay window, fireplace with fitted gas fire, central heating radiator.

KITCHEN/DINER

19'5" x 10'10" (5.92m x 3.30m)

Sink unit with cupboards below, base and wall storage units. Integrated fridge, freezer, dishwasher and electric double oven. Centre island with integrated induction hob, extractor. Karndean flooring, central heating radiator, uPVC double glazing.

UTILITY ROOM

5'0" x 8'11" (1.52m x 2.72m)

Storage units, working surface. Plumbing for washing machine, space for tumble dryer. uPVC door, karndean flooring, central heating radiator, new central heating boiler, privacy door to garage.

FAMILY ROOM

15'3" x 11'2" (4.65m x 3.40m)

Karndean flooring, uPVC double glazing, central heating radiator, log burner, skylights.

FIRST FLOOR

LANDING

Fitted carpet to stairs and landing, central heating radiator, uPVC double glazing, store. Access to loft via retractable ladder, the loft is part boarded and has lighting.

MASTER BEDROOM

12'10" x 13'0" (3.91m x 3.96m)

Fitted carpet, uPVC double glazing, central heating radiator, fitted wardrobes.

EN-SUITE SHOWER ROOM

6'3" x 6'3" (1.91m x 1.91m)

Shower enclosure, vanity wash hand basin, low level WC, central heating towel radiator, uPVC double glazing, tiling to walls and floor.

BEDROOM TWO

10'8" max x 11'9" (3.25m x 3.58m)

Fitted carpet, central heating radiator, uPVC double glazing, fitted wardrobes.

BEDROOM THREE

11'8" max x 11'3" max (3.56m x 3.43m)

Fitted carpet central heating radiator, uPVC double glazing, fitted wardrobes.

BEDROOM FOUR

11'1" x 11'2" (3.38m x 3.40m)

Fitted carpet, uPVC double glazing, central heating radiator.

FAMILY BATHROOM/WC

7'10" x 7'5" (2.39m x 2.26m)

Panelled bath with shower over and screen, double vanity wash hand basin, low level WC, central heating towel radiator, uPVC double glazing, tiled walls, karndean flooring.

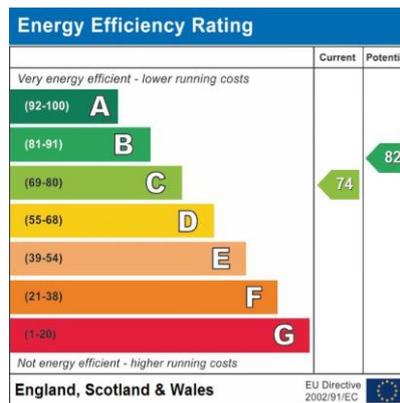
EXTERNALLY

Front garden adjoined by a driveway leading to an integral garage. Lovely enclosed rear garden featuring, paved patio, artificial lawn, decked seating area. There are also power sockets, external water supply and children's Wendy house that has power and lighting.

GARAGE

16'7" x 9'0" (5.05m x 2.74m)

Electric roller shutter door, power and lighting.





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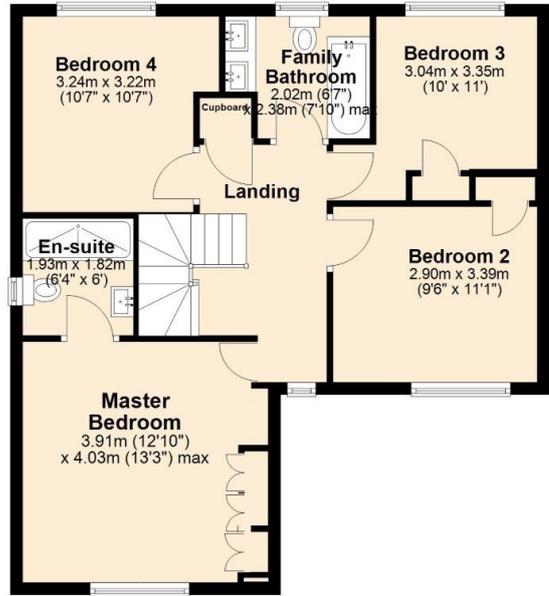
Ground Floor

Approx. 81.0 sq. metres (872.4 sq. feet)



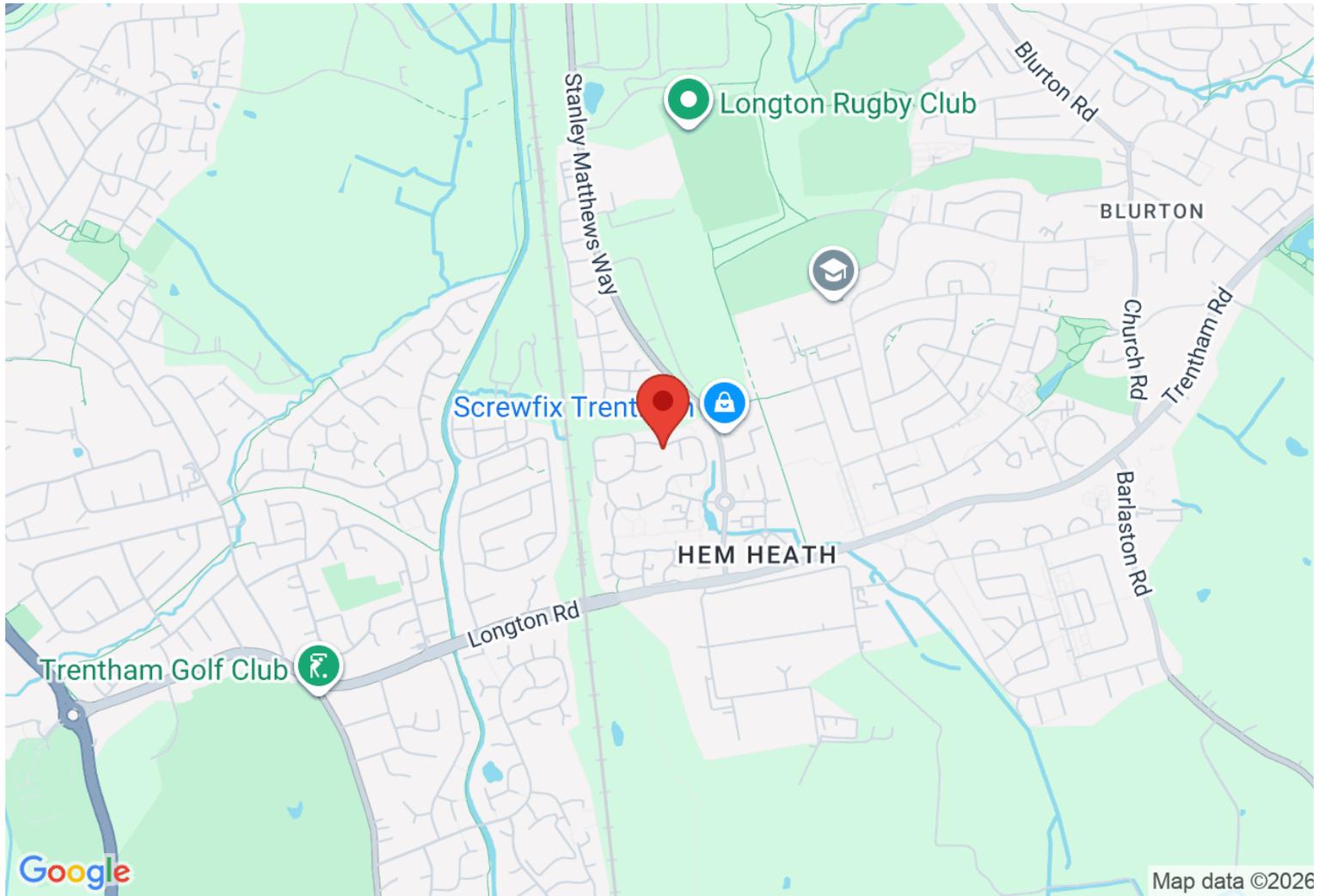
First Floor

Approx. 76.4 sq. metres (822.1 sq. feet)



Total area: approx. 157.4 sq. metres (1694.5 sq. feet)

Location



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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