Whittaker & Biggs Est. 1930
Rostons Group







14 Fielden Close, Stoke-On-Trent, Staffordshire, ST6 8XG

Offers In The Region Of £225,000

- Detached bungalow
- Low maintenance tiered garden
- Conservatory
- 2 bedrooms
- Driveway
- NO ONWARD CHAIN
- 2 loft room
- Detached garage

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Whittaker & Biggs are pleased to present this two-bedroom detached bungalow, situated in a quiet cul-de-sac. This home has been exceptionally well cared for and benefits from a professional attic conversion providing two flexible loft rooms, perfect for anyone needing extra space.

Significant investment has been made in the property, including newly replaced roofs in 2024 on both the bungalow and the detached garage, providing a massive future saving for the new owner. The home is fully double-glazed and powered by a modern Worcester combi boiler.

The layout includes a bright lounge, two bedrooms, and a well-equipped kitchen with a Carrera four-ring gas hob and electric fan-assisted oven. To the rear, the large conservatory features a tiled floor and radiator, making it a comfortable second living area in all seasons.

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Council Tax Band: C





Ground Floor
- Size : -

Porch
2'11" x 2'10"
UPVC double glazed door to the side aspect. - Size : - 2' 11" x 2' 10" (.90m x .87m)

Hall
10'6" x 8'7" Max measurement
Wood glazed door to the side aspect, storage cupboard, radiator. - Size : - 10' 6" x 8' 7" (3.20m x 2.62m) Max measurement

Bedroom Two \ Dining Room
10'11" x 8'11"
UPVC double glazed window to the frontage, radiator, cupboard housing the Worcester combi boiler, meter cupboard. - Size : - 10' 11" x 8' 11" (3.33m x 2.72m)

Sitting Room
29'0" x 11'4" Max measurement
UPVC double glazed bay window to the frontage, living flame gas fire, stone effect hearth and surround, radiator, stairs to the first floor. - Size : - 29' 0" x 11' 4" (8.84m x 3.46m) Max measurement

Bedroom One
12'8" x 11'5"
UPVC double glazed window to the rear, radiator. - Size : - 12' 8" x 11' 5" (3.86m x 3.48m)

Kitchen
10'11" x 8'8"
Wood glazed door to the rear, UPVC double glazed window to the rear, units to the base and eye level, Carrera four ring gas hob, Carrera electric fan assisted oven, composite sink and a half with drainer, chrome mixer tap, integral under counter fridge, extractor hood, kitchen integral washer dryer under counter top. - Size : - 10' 11" x 8' 8" (3.33m x 2.64m)

Bathroom
5'11" x 7'5" Max measurement
UPVC double glazed window to the side aspect, panel bath, chrome taps, shower over with Crome fitments, glass shower screen, vanity wash hand basin, chrome taps, low level WC, radiator, fully tiled. - Size : - 5' 11" x 7' 5" (1.80m x 2.27m) Max measurement

Conservatory
15'1" x 11'2"
UPVC double glazed construction, polycarbonate roof, French doors to the side aspect, tiled floor, radiator. - Size : - 15' 1" x 11' 2" (4.60m x 3.40m)

First Floor
- Size : -

Loft Room One
12'5" x 7'5"
Maximum height 1.81 metres.
Circular stained glass window, eaves storage, radiator. - Size : - 12' 5" x 7' 5" (3.79m x 2.26m)

Loft Room Two
9'11" x 7'9" Max measurement
Maximum height 1.84 metres.
Circular stained glass window, eaves storage, radiator, en-suite. - Size : - 9' 11" x 7' 9" (3.02m x 2.36m) Max measurement

Shower Room

5'5" x 4'4" Max measurement

Shower cubicle, electric Mira shower, vanity wash hand basin, chrome taps, low level WC. - Size : - 5' 5" x 4' 4" (1.65m x 1.33m) Max measurement

Externally

To the frontage, paved driveway leading to the detached garage, mature trees and shrubs.

To the rear, tiered garden, three paved patios, hedge boundary, mature trees and shrubs. - Size : -

Garage

16'0" x 9'4"

Brick construction, metal doors, UPVC window to the side, power and light. - Size : - 16' 0" x 9' 4" (4.87m x 2.85m)

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.






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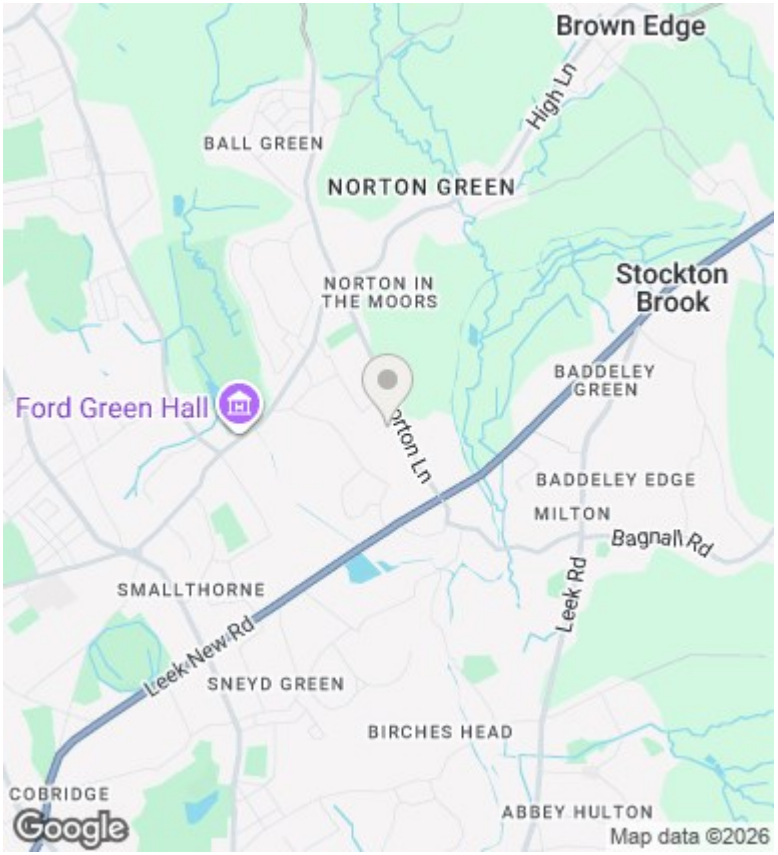

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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

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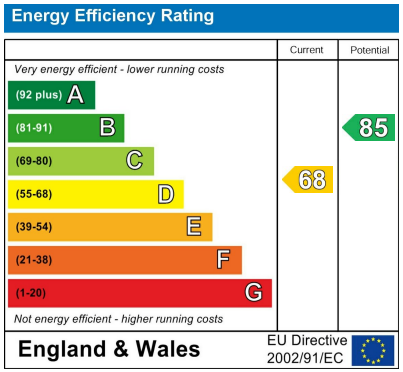


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