



17 Greenfield Road, Endon, Stoke-On-Trent, ST9 9HL

Offers Over £245,000

- Selling with NO CHAIN!
- Three-bedroom family home in a highly sought-after residential location
- Situated within the catchment area for all Endon schools
- Stylish open-plan dining kitchen featuring a peninsula breakfast bar and bi-fold doors opening onto the garden
- Convenient utility room and ground floor WC
- Integral garage and private driveway providing off-road parking
- Three well-proportioned bedrooms
- Modern contemporary shower room finished to a high standard
- Fully enclosed south-west facing rear garden, ideal for outdoor entertaining and family living

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Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this delightful property, boasting three well-proportioned bedrooms and a stylish open-plan dining kitchen that is perfect for both entertaining and family living. The kitchen features a contemporary peninsula breakfast bar and bi-fold doors that seamlessly connect the indoor space to the fully enclosed south-west facing rear garden, allowing for an abundance of natural light and a lovely outdoor atmosphere.

The property includes a comfortable reception room, ideal for relaxation or hosting guests. The modern shower room has been thoughtfully designed to meet contemporary standards, ensuring both style and functionality. Additionally, the integral garage and private driveway provide convenient off-road parking, making this home both practical and appealing.



Council Tax Band: C



Ground Floor

Porch

5'10" x 2'2"

Aluminium double glazed sliding doors to the frontage.

Hall

10'7" x 5'10"

Wood glazed door to the frontage, stairs to the first floor, radiator.

Sitting Room

12'11" x 11'5"

UPVC double glazed bay window to the frontage, radiator.

Dining Kitchen

17'10" x 9'10"

UPVC double glazed bi-fold doors to the rear, UPVC double glazed window to the rear, units to the base and eye level, peninsula breakfast bar, Neff four ring gas hob, Indesit electric fan-assisted oven and grill, extractor hood, stainless steel sink and drainer, chrome mixer tap, space for a freestanding fridge freezer, space for dining table and chairs, radiator.

Utility Room

12'0" x 7'5"

UPVC double glazed door with sidelight window to the side aspect, UPVC double glazed window to rear, skylight, base units, space and plumbing for a washing machine, space and plumbing for a dishwasher, pedestrian door to the garage.

WC

4'7" x 2'11"

UPVC double glazed window to the rear, low level WC, wall mounted wash hand basin, chrome taps, extractor fan.

Integral Garage

17'1" x 7'10"

Metal up-and-over door, power and light, under stairs storage cupboard.

First Floor

Landing

UPVC double glazed window to the side aspect, radiator, loft hatch, storage cupboard.

Shower Room

7'5" x 5'3"

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, walk-in shower enclosure, chrome fittings, rainfall showerhead, vanity wash hand basin, chrome mixer tap, concealed cistern low-level WC, fully tiled.

Bedroom One

11'1" x 11'0"

UPVC double glazed window to the frontage, radiator.

Bedroom Two

10'2" x 9'11"

UPVC double glazed window to the rear, radiator.

Bedroom Three

6'9" x 6'5"

UPVC double glazed window to the frontage, radiator.

Loft

Boarded, insulated, pull-down-ladder, power and light, housing the gas fired combi boiler.

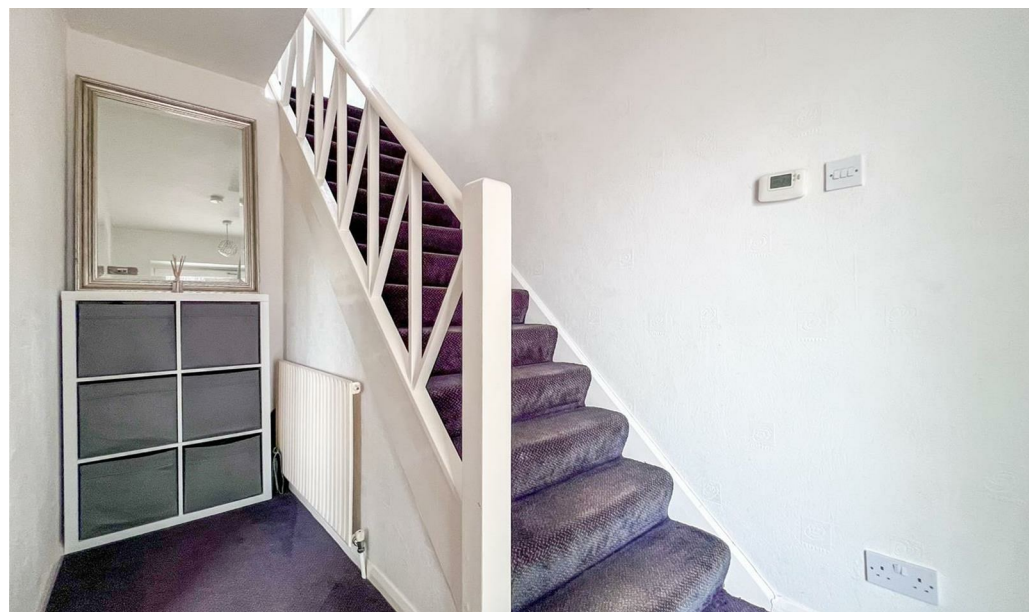
Externally

To the frontage, block paved driveway, area laid to gravel.

To the rear, tiered garden, paved patio, area laid to lawn, fence boundary.

AML REGULATIONS

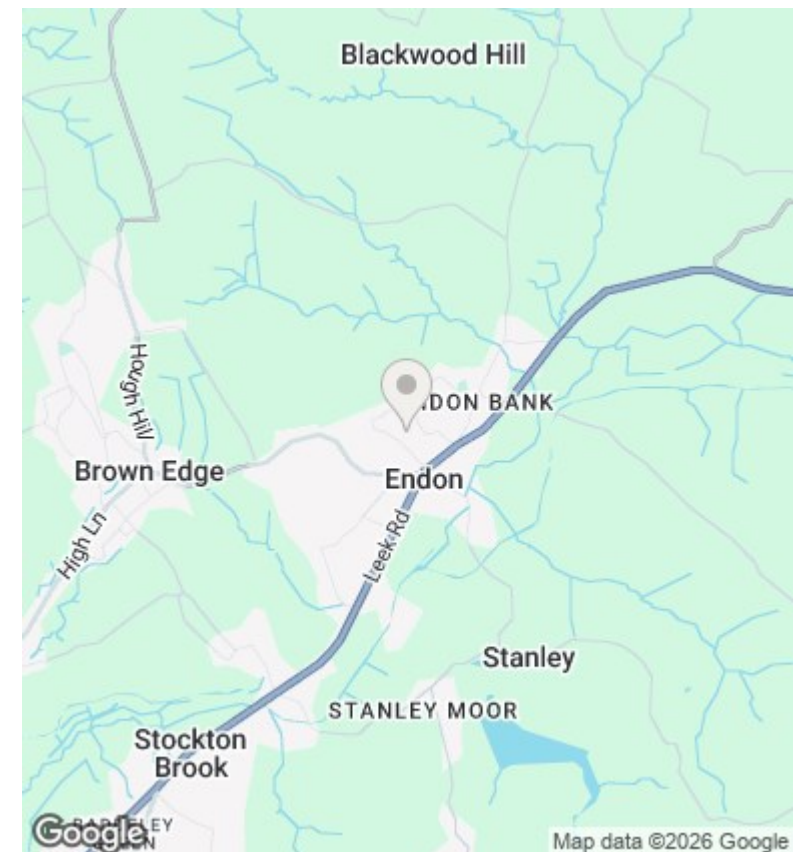
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 