



ESTATE AGENTS

... the key to a successful move



**Lightwood Road, Lightwood, Stoke-On-Trent, Staffordshire,
ST3 7EY**

**Offers in the
region of
£620,000**

* SOUGHT AFTER RESIDENTIAL LOCATION

* SPACIOUS ACCOMMODATION THROUGHOUT

* BEAUTIFUL GARDENS

* UNIQUE PROPERTY

* DOUBLE GARAGE * OFF ROAD PARKING

STAMP DUTY PAID

w: www.keysestateagents.co.uk

Lightwood Road, Lightwood, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

We have great pleasure in offering for sale an individually designed Split Level Detached House. The fantastic family home was built to a high specification by its current owners and is the perfect home for raising a family. The property is approached via a drive off lightwood road and there is parking for several vehicles and a double garage. A grand welcome awaits with a fabulous dining entrance hall, which leads to a one of a kind conservatory. The lounge is an excellent sized room offering splendid views of the rear garden. At the heart of every home is a fantastic kitchen and this kitchen is perfect for a growing family. On the ground floor the master bedroom is located along with an en suite bathroom. The second bedroom is currently being used as study/home office. On the first floor there are two double bedrooms and a family bathroom. Additional features included uPVC double glazing and to the ground floor is under floor heating. The garden to the rear has been well maintained and is well stocked with a variety of mature planting. This is a beautiful home ready for its new owners.

GROUND FLOOR

DINING ENTRANCE HALL 24'5" x 20'11" (7.46 x 6.39)

LOUNGE 13'4" x 17'1" (4.08 x 5.22)

KITCHEN 19'1" x 13'7" (5.83 x 4.15)

UTILITY

CLOAKS

MASTER BEDROOM 10'5" x 13'6" (3.18 x 4.12)

EN SUITE 3'11" x 6'11" (1.21 x 2.11)

BEDROOM TWO 11'10" x 8'9" (3.63 x 2.69)

FIRST FLOOR

BEDROOM THREE 15'7" x 14'4" (4.77 x 4.39)

BEDROOM FOUR 16'4" x 13'4" (5.0 x 4.08)

BATHROOM 7'6" x 6'3" (2.29 x 1.91)



Lightwood Road, Lightwood, Stoke-On-Trent,

GENERAL INFORMATION

Services

We believe all are available.

Tenure

Assumed to be freehold.

Viewing

Strictly by appointment with the agents. 01782 790058

Council Tax Band

For details of council tax band telephone
(01782) 234567 S-O-T

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

MORTGAGE ADVICE

Independent Mortgage Advice with 100's of lenders to choose from.

Our Mortgage Advisor can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 268422.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Ground & Lower Ground Floor



First Floor

Lightwood Road, Lightwood FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

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Written quotations of credit terms available on request. A life assurance policy may be required