



## 49 Severn Close, Biddulph, Stoke-On-Trent, ST8 7PG

£130,000

- One Bedroom Property In a Desirable Location
- Front and Rear Garden
- Spacious Open Plan lounge
- Backs On To Woodland
- Modern Kitchen & Bathroom
- Viewing Highly Recommended

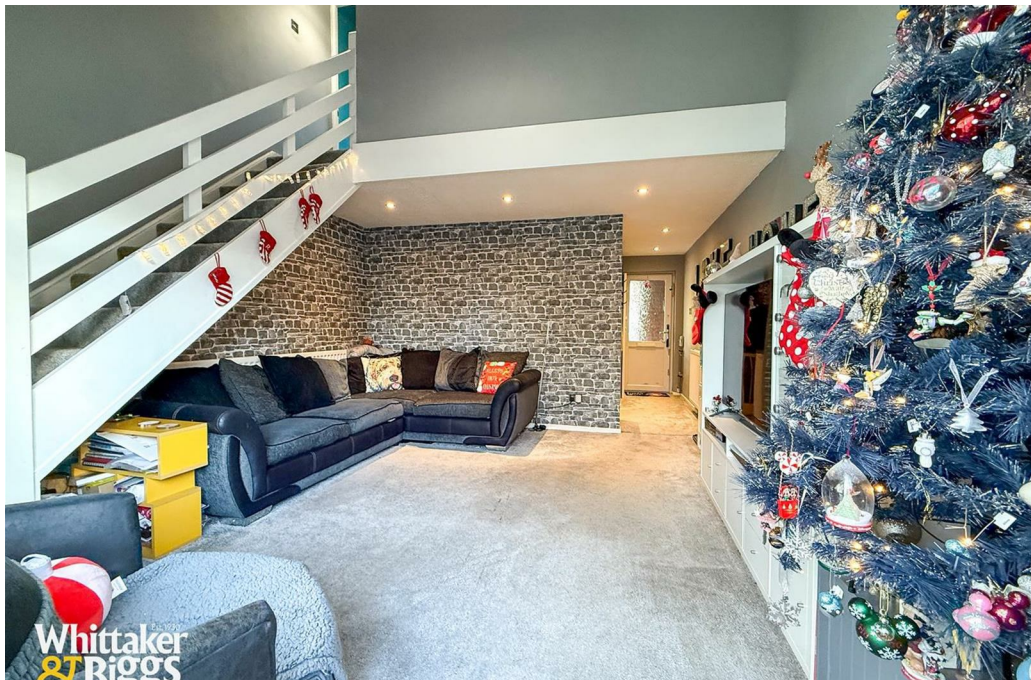


## 49 Severn Close, Stoke-On-Trent ST8 7PG

Tucked away & well positioned within the ever-popular Thames Drive location, this beautifully presented one-bedroom home backs directly onto woodland & represents a rare opportunity to secure an affordable property within this highly desirable location.



Council Tax Band: A



From the moment you step inside, the home impresses with a striking open-plan living space enhanced by a vaulted ceiling, creating an immediate sense of light, height.

The layout flows effortlessly, offering a stylish yet practical environment including a separate fitted kitchen and provides ample worktop space, contemporary cabinetry and room for appliances. The double bedroom is calm and well proportioned, offering generous space for furnishings and storage, while the contemporary bathroom is finished with clean modern tiling and includes a full-sized bath with overhead shower, presenting a fresh and functional finish.

To the rear, the property enjoys a private, low maintenance garden that backs directly onto woodland as well as a gate giving immediate access, creating a peaceful green outlook and a genuine sense of seclusion rarely found at this level of the market.

There is also ample off-road parking to the front of the property.

With no rear neighbours and nature as your backdrop, it is a setting perfectly suited to quiet mornings and relaxed evenings.

#### **Entrance Porch Covered**

Entrance porch giving access through to the property.

#### **Entrance Hall**

Having a UPVC double glazed front entrance door with half glazed obscured panel, built-in storage cupboard, recessed LED lighting to ceiling, radiator.

#### **Kitchen**

13'3" maximum by 8'3"

Range of shaker style base units with fitted worksurface over incorporating a single drainer stainless steel sink unit with mixer tap over. Integral electric combination oven and grill with separate gas hob with chimney style stainless steel extractor fan over & tiled splashback. Space for fridge freezer, plumbing for washing machine and space for tumble dryer. Gas fired central heating boiler, built in storage cupboard, recessed LED lighting to ceiling. UPVC double glazed window to the front aspect, vinyl flooring.

#### **Lounge**

14'7" x 13'3"

Having Vaulted ceiling with exposed beams, UPVC double glazed window and rear entrance door giving views over the rear garden and partial views towards Mow Cop. Stairs off to 1st floor landing, recess LED lighting to ceiling. Radiator.

#### **First floor landing**

#### **Bedroom**

12'11" x 8'2"

Having a UPVC double glazed window to the front aspect, radiator.



## Bathroom

10'3" x 4'9"

Having a white suite comprising of panelled bath with over bath mixer shower tap, pedestal wash hand basin, WC. UPVC double glazed obscure window to the front aspect, recessed LED lighting to ceiling, chrome heated towel radiator. Access to loft space.

## Externally

The property is situated at the end of the cul-de-sac set aside Private Woodland. There is offer parking in driveway to the front and attractive frontage leading to a covered porch. To the rear of the property there is a fully enclosed rear garden laid to artificial lawn with an adjoining paved patio. Enjoying a good degree of privacy backing onto open Woodland. Gated access into Woodland area.









Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC