



Poole House The Green, Baddeley Green, Stoke-on-Trent, ST2 7HF

Offers In The Region Of £450,000

- Detached family home offering spacious and versatile accommodation arranged over three floors, providing an ideal layout for modern family living
- Contemporary kitchen featuring a central island unit, providing excellent preparation space, additional storage and an ideal setting for informal dining and entertaining
- Four well-proportioned bedrooms, including an impressive principal suite occupying the second floor, creating a private retreat away from the main family accommodation
- Bifold doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces and creating an excellent environment for hosting family and friends
- Stunning open-plan kitchen, living and dining area forming the heart of the home, designed to maximise space, natural light and functionality
- Extensively renovated throughout to a high standard, with stylish décor, modern finishes and quality craftsmanship evident in every room

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Whittaker & Biggs would like to welcome you to this detached property on The Green. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The well-appointed reception room provides ample space for relaxation and entertaining, making it easy to host gatherings with friends and family.

The stunning open-plan kitchen, living and dining area forms the heart of the home, designed to maximise space, natural light and functionality. Featuring a central island unit, providing excellent preparation space, additional storage and an ideal setting for informal dining and entertaining. Bifold doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces and creating an excellent environment for hosting family and friends.



Council Tax Band: B



Ground Floor

Sitting Room

15'2" x 11'2"

UPVC double glazed door and windows to the frontage, stairs to the first floor, feature fireplace.

Kitchen / Living / Dining

24'4" x 20'5" max measurements

Range of fitted units to the base and eye level, Neff combination microwave grill, plate warming tray, Neff hide and slide fan assisted oven, quartz work surfaces, stainless steel sink, chrome mixer tap, breakfast island with Neff induction hob, extractor above, full length integral fridge, full length integral freezer, Hotpoint integral dishwasher, inset down lights, double glazed bifold doors to the side, roof lantern, three radiators, UPVC double glazed windows to the front.

Hallway

UPVC double glazed door and window to the side, built in cupboard, housing the Baxi gas fired central heating boiler.

Utility

7'6" x 5'5"

Range of fitted units to the base level, composite sink with drainer, chrome mixer tap, space for a freestanding washing machine and dryer, UPVC double glazed window to the rear, radiator.

WC

6'2" x 3'2"

Low level WC, pedestal wash hand basin, chrome mixer tap, chrome heated towel rail, UPVC double glazed window to the rear.

First Floor

Landing

Radiator, stairs to the second floor.

Bathroom

11'8" x 8'9" max measurement

Freestanding bath with floor mounted chrome mixer tap with shower attachment, built-in cistern, WC, vanity wash hand basin with storage beneath, chrome mixer tap, chrome heated ladder radiator, UPVC double glazed window to the side, fully tiled, shower enclosure, chrome fitment, inset down lights, extractor.

Bedroom Two

13'1" x 13'1" max measurements

UPVC double glazed window to the rear and side, radiator.

Bedroom Three

10'11" x 8'7"

UPVC double glazed window to the front, radiator.

Bedroom Four

10'11" x 7'6"

UPVC double glazed window to the front, radiator.

Second Floor

Bedroom One

22'9" x 13'9"

UPVC double glazed window to the side, velux windows with built in blinds, built in wardrobe, built in bedside table and units with drawers, inset down lights.

En-suite

8'5" x 6'2"

Walk-in shower enclosure with chrome fitment, low level WC, pedestal wash hand basin

with chrome mixer tap, chrome heated ladder radiator, Velux window, tiled, inset down lights and extractor fan.

Externally

To the side, Indian stone patio, fenced boundary, decked area, area laid to lawn, well stocked borders, courtesy lighting, timber garage, with glazed windows, doors, power, and light. Gated access to the rear with outside water tap, gated access to the front with gravel driveway, gated access to the road, courtesy lighting, hedged boundary.

AML REGULATIONS

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NOTE

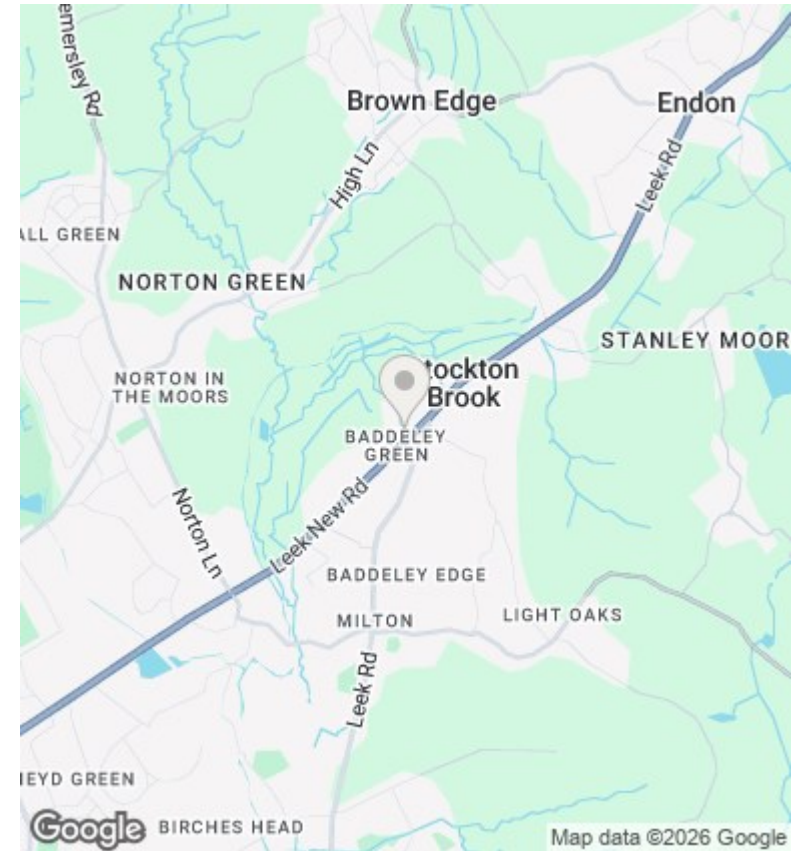
The property particulars include photographs that have been enhanced using artificial intelligence technology. These enhancements may involve adjustments to lighting, colour balance, clarity, and, in some cases, the removal of personal belongings or items to present rooms in a more neutral and spacious manner, as well as the softening of minor imperfections. While every effort has been made to ensure that the images remain a fair and accurate representation, they should be used for illustrative purposes only and may not reflect the exact current condition or appearance of the property. Prospective purchasers or tenants are therefore advised to rely on a physical inspection to satisfy themselves as to all aspects of the property.







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

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(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	