



## 24 Spinney Close, Endon, Stoke-On-Trent, ST9 9BP

Asking Price £349,995

- Selling with NO CHAIN!
- Three bedrooms
- Integral garage and private driveway
- Detached property in a cul-de-sac
- Dual aspect sitting room and principal bedroom
- Potential to add more value
- Sought after location within the catchment for all Endon schools
- Large south west facing rear garden
- Perfect for families



# 24 Spinney Close, Stoke-On-Trent ST9 9BP

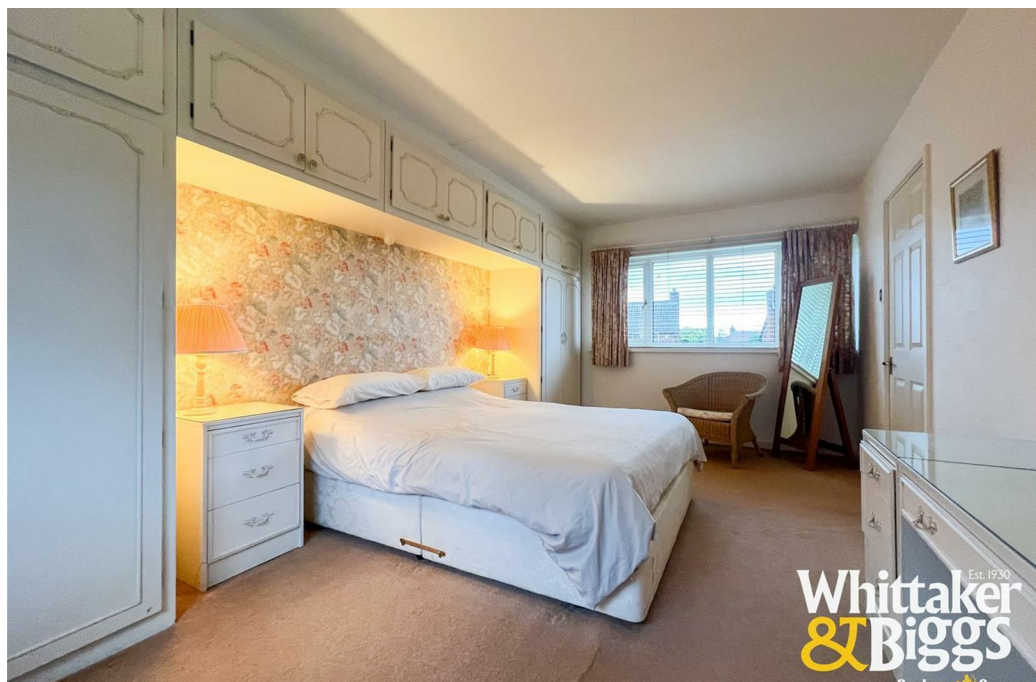
Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this detached house, presenting an excellent opportunity for families seeking a comfortable and spacious home. With three well-proportioned bedrooms, this property is designed to cater to the needs of modern family living. The dual aspect sitting room is a charming feature, allowing natural light to flood the space, creating a warm and inviting atmosphere.

The property boasts a large south-west facing rear garden, perfect for outdoor activities and family gatherings, while also providing a serene retreat for relaxation. The integral garage and private driveway offer ample parking for up to three vehicles, ensuring convenience for residents and guests alike.

Situated in a sought-after location, this home falls within the catchment area for all Endon schools, making it an ideal choice for families with children. The absence of a chain means that you can move in without delay, allowing you to settle into your new home with ease.



Council Tax Band: E



## Ground Floor

### Hallway

12'6" x 5'6"

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

### Sitting Room

18'5" x 16'5" max measurement

UPVC double glazed door to the rear, UPVC double glazed picture window to the rear, UPVC double glazed window to the frontage, electric fire, tiled hearth and surround, two radiators.

### Breakfast Kitchen

13'1" x 10'2" max measurement

UPVC double glazed window to the rear, units to the base and eye level, electric Ceran hob, Belling electric fan assisted oven, extractor hood, stainless steel sink and drainer, chrome mixer, space for an under counter fridge, space for dining table and chairs, radiator.

### Utility Room

8'6" x 6'0"

Two wood glazed windows to the side aspect, wood glazed door to the rear, units to the base and eye level, space and plumbing for a washing machine, space for a tumble dryer, space for a free standing fridge freezer, radiator, gas fired wall mounted Baxi combi boiler, pedestrian door to the garage.

## WC

5'6" x 2'5"

Two wood glazed windows to the frontage, low level WC.

## First Floor

### Landing

11'1" x 5'6"

UPVC double glazed window to the frontage.

### Bedroom One

16'6" x 10'0"

UPVC double glazed window to the frontage, UPVC double glazed window to the rear, fitted wardrobes, radiator.

### Bedroom Two

11'8" x 10'1" max measurement

UPVC double glazed window to the rear, built in storage cupboard, loft hatch radiator.

### Bedroom Three

10'1" x 6'7"

UPVC double glazed window to the rear, built in storage, radiator.

## Bathroom

7'0" x 5'9"

UPVC double glazed window to the side aspect, enamel bath, chrome mixer tap, handheld shower attachment, pedestal wash hand basin, chrome taps, low level WC, airing cupboard.

### Externally

To the frontage, tarmacadam driveway, area laid to lawn, hedge boundary, access to the rear.

To the rear, paved patio, mainly laid to lawn, hedge and fence boundary, mature trees and shrubs.

### Garage

15'5" x 8'9"

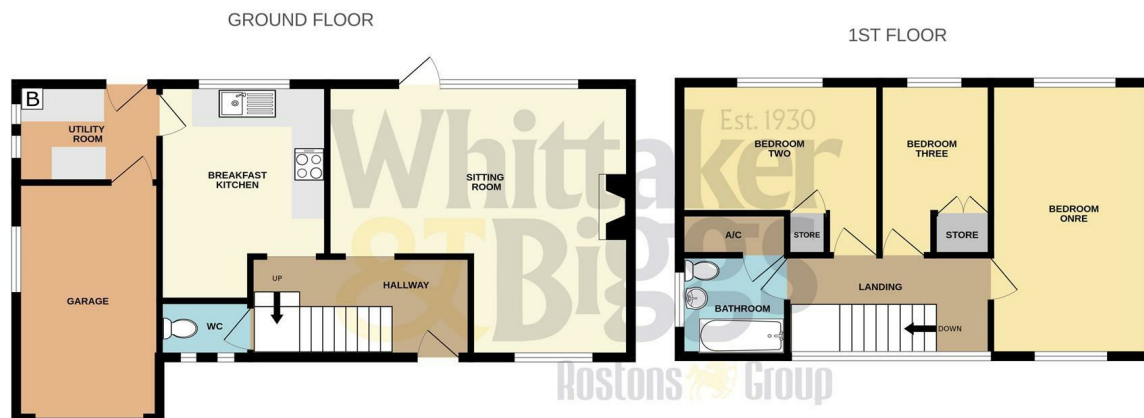
Electric roller door, wood glazed window to the side aspect, pedestrian door to the rear, power and light.



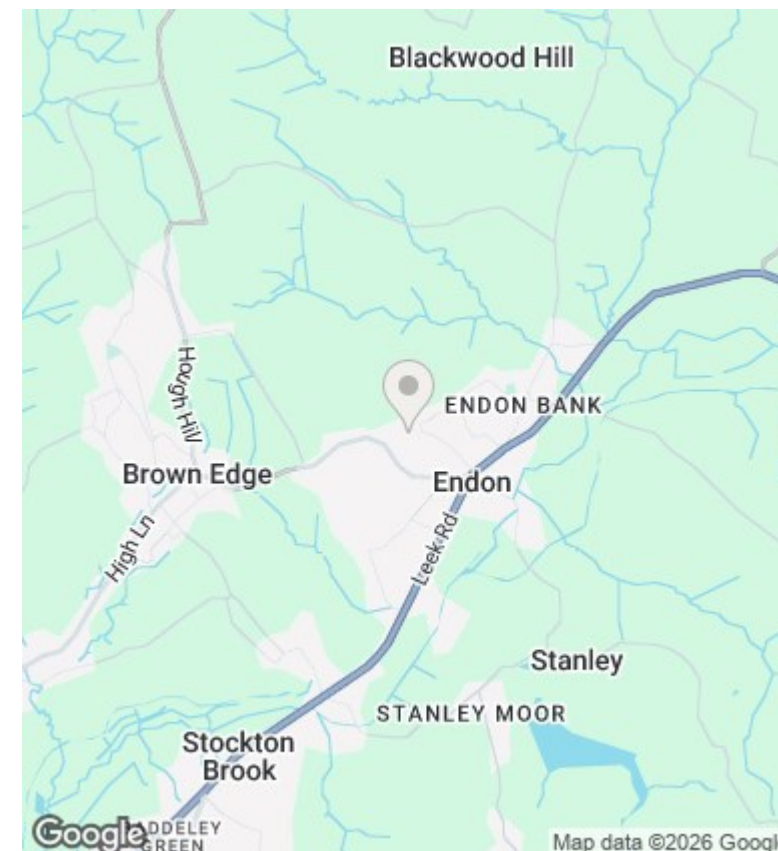








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2025



## Directions

## Viewings

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

## Council Tax Band

E

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