



## 14 Carling Grove, Stoke-On-Trent, ST4 3HP

Offers In The Region Of £160,000

- Semi detached property
- Beautifully designed throughout
- Cul-de-sac location
- Three bedrooms
- Contemporary kitchen and shower room
- Close to local amenities
- Council tax band A

# 14 Carling Grove, Stoke-On-Trent ST4 3HP

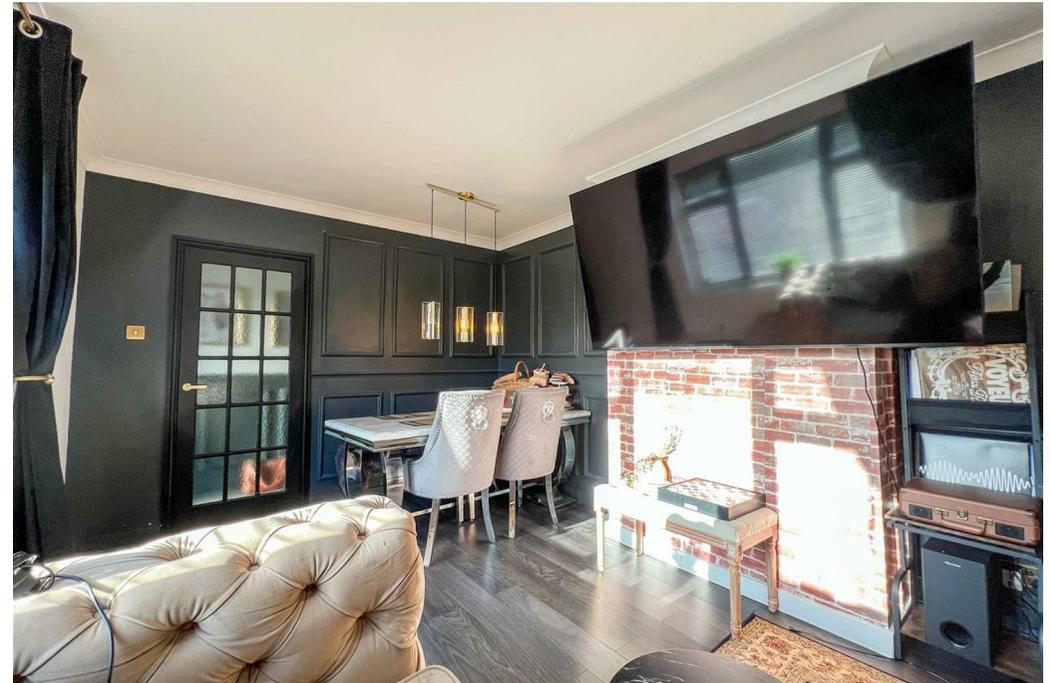
Whittaker and Biggs are pleased to offer to the market this charming semi-detached home. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The beautifully designed contemporary kitchen is a highlight, providing an ideal space for culinary enthusiasts to create and entertain.

The home features a stylish shower room, complemented by a convenient ground floor WC and a utility room, ensuring practicality for everyday living. The reception room is inviting and spacious, perfect for relaxation or hosting guests.

Situated in a cul-de-sac location, this property benefits from its proximity to local amenities, making daily errands and leisure activities easily accessible. Additionally, with a council tax band A, this home presents an attractive option for budget-conscious buyers.



Council Tax Band: A



## Ground Floor

### Hall

Composite double glazed door to the frontage, stairs to the first floor, internal wood glazed window.

### Sitting Room

16'2" x 10'3"

UPVC double glazed window to the frontage, radiator, inset ceiling spotlights.

### Breakfast Kitchen

11'5" x 11'3"

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, units to the base and eye level, Space for a range cooker, (Smeg range oven available by separate negotiation), Smeg extractor hood, ceramic butler sink, black mixer tap, integral slimline dishwasher, integral under counter fridge, integral under counter freezer, breakfast bar, inset ceiling spotlights, feature pendant lighting, under stairs storage cupboard.

### Utility Room

8'2" x 7'10" max measurement

Composite double glazed door to the rear, UPVC double glazed window to the rear, space and plumbing for a washing machine, internal wood glazed window.

### WC

4'11" x 2'3"

UPVC double glazed window to the rear, concealed cistern low level WC.

## First Floor

### Landing

Airing cupboard housing the gas fired Vaillant combi boiler, loft hatch.

### Shower Room

7'8" x 5'6"

UPVC double glazed window to the rear, walk-in shower enclosure, brushed brass fittings, rainfall shower head, vanity wash hand basin, brass mixer tap, low level WC, brushed brass ladder radiator, inset ceiling spotlights, extractor fan.

### Bedroom One

13'9" x 8'2"

UPVC double glazed window to the rear, radiator.

### Bedroom Two

10'9" x 10'3"

UPVC double glazed window to the frontage, radiator.

### Bedroom Three

10'3" x 8'4" max measurement

UPVC double glazed window to the frontage, radiator.

### Loft

Part boarded, pull-down-ladder.

### Externally

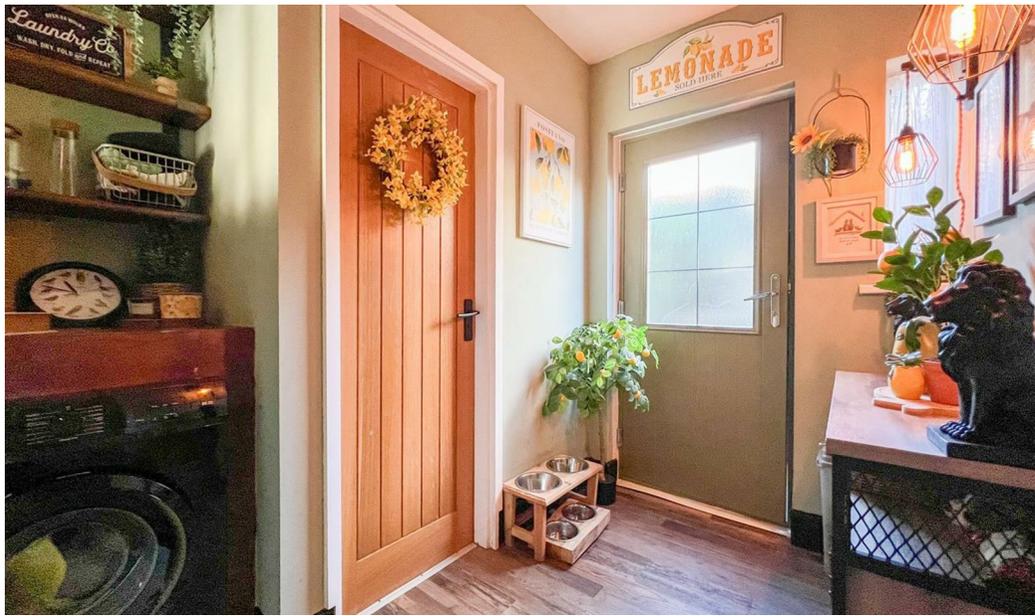
To the frontage, paved forecourt, wall and fence boundary, metal gates.

To the rear, paved tiered garden, hedge boundary.

### **AML REGULATIONS**

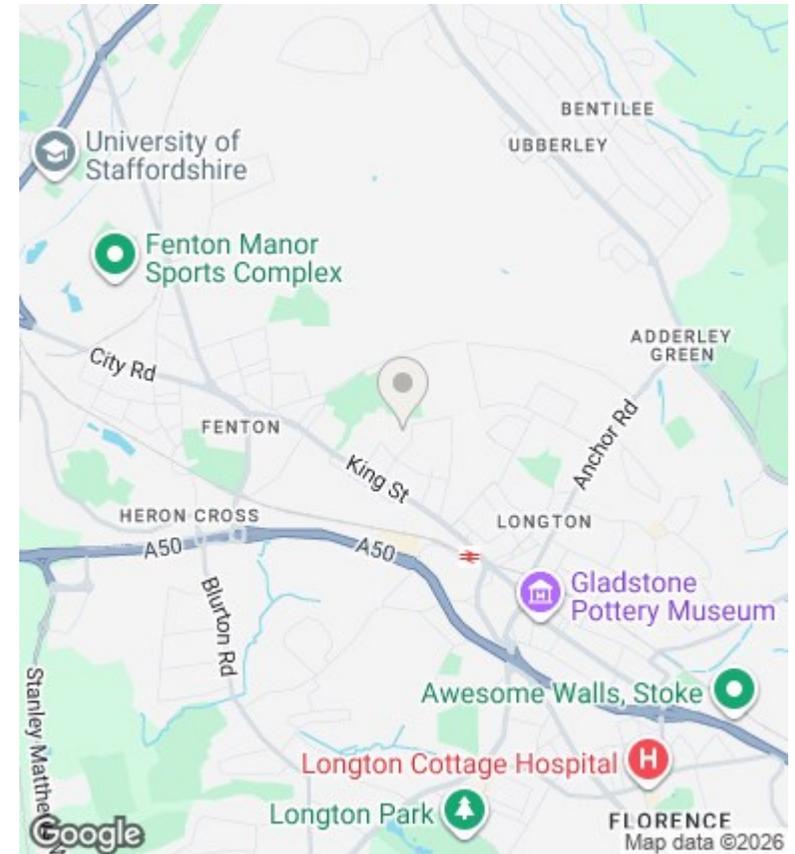
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	