



15 Amelia Close, Baddeley Green, Staffs, ST2 7QN

Offers Over £310,000

- Detached property
- Conservatory
- Private driveway with EV charger
- NO UPPER CHAIN!
- 3/4 bedrooms
- Fully insulated timber summerhouse / home office / studio
- CCTV and wireless alarm
- 3 bathrooms
- Landscaped rear garden
- Immaculate condition

15 Amelia Close, ST2 7QN

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this immaculate detached house which offers a perfect blend of comfort and modern living. Built in 1999, the property boasts three spacious bedrooms to the first floor and three well-appointed bathrooms, making it ideal for families or those seeking extra space.

Upon entering, you will find two inviting reception rooms with the dining room having scope to be a fourth bedroom thanks to the useful en-suite shower room which is ideal for teenagers, elderly relatives or weekend guests. The addition of a conservatory enhances the living area, allowing natural light to flood in and offering a serene view of the beautifully landscaped rear garden.



Council Tax Band: D



Ground Floor

Hall

18'11" x 3'6"

Composite double glazed door to the frontage, radiator, WC off, stairs to the first floor.

WC

6'2" x 2'9"

Wall mounted, wash hand basin, chrome taps, low level WC, understairs storage, radiator.

Kitchen

11'7" x 7'8"

Wood double glazed door to the side aspect, UPVC double glazed window to the frontage, units to the base and eye level, Innocenti electric fan assisted oven, four ring gas hob, extractor hood, ceramic sink and a half with drainer, black mixer tap, space and plumbing for a washing machine, space and plumbing for a slimline dishwasher, space for a free standing fridge freezer, radiator.

Dining Room / Bedroom Four

13'8" x 7'11"

Max measurement

UPVC double glazed window to the frontage, radiator, storage cupboard, ensuite off.

En-suite Shower Room

5'1" x 4'5"

Shower enclosure, electric Triton shower, pedestal wash and basin, chrome taps, low level WC, inset ceiling spotlights, extractor fan.

Sitting Room

20'8" x 11'8"

Max measurement

Aluminium patio doors to the rear, UPVC double glazed window to the rear, radiator, living flame gas fire, marble effect surround and hearth, wood mantle, two radiators.

Conservatory

11'10" x 9'7"

Max measurement

UPVC construction, polycarbonate roof, roof blinds, integral window blinds, French doors to the side aspect, radiator.

First Floor

Landing

15'3" x 5'11"

Max measurement

UPVC double glazed window to the side aspect, loft hatch, radiator, airing cupboard.

Bedroom One

11'11" x 11'7"

UPVC double glazed window to the frontage, radiator, en-suite off.

En-suite Shower Room

8'8" x 5'4"

UPVC double glazed window to the frontage, shower enclosure, chrome fittings, rainfall shower head, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, vintage style radiator, part tiled, inset ceiling spotlights, extractor fan.

Bedroom Two

11'2" x 10'6"

UPVC double glazed window to the rear, radiator.

Bedroom Three

10'0" x 8'1"

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

Bathroom

8'6" x 7'6"

UPVC, double glazed window to the side aspect, panel bath, telephone style chrome mixer tap with hand held shower attachment, separate shower enclosure, chrome fitting, rainfall shower head, vanity wash hand basin, chrome taps, concealed cistern low level WC, vintage style radiator.

Loft

Housing the gas fired Baxi combi boiler, part boarded, shelving, pull-down-ladder, light.

Externally

To the frontage, rolled concrete cobblestone driveway suitable for two vehicles, gated access to the rear.

To the rear timber summer house / home office / studio, decked area, wooden pergola, paved patio, well stocked raised beds, mature shrubs, fence boundary, power sockets, lighting.

Summer House / Home Office / Studio

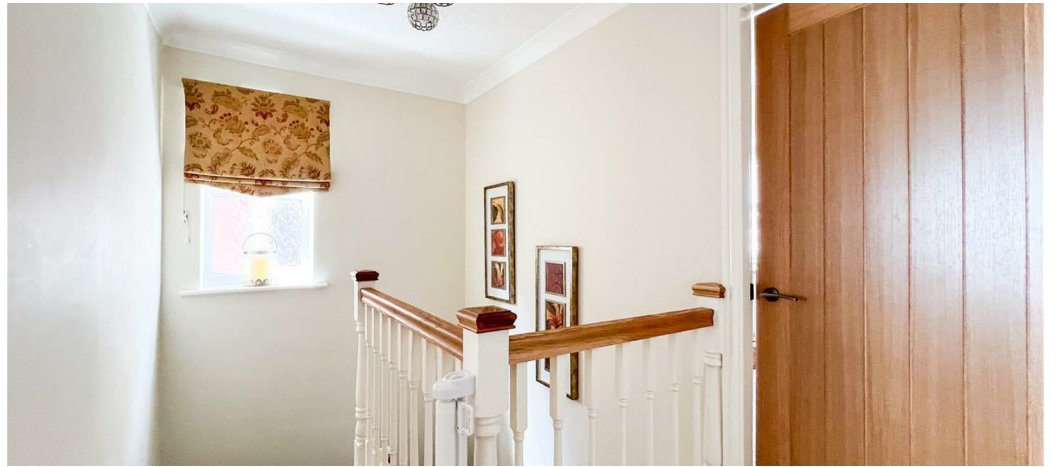
13'1" x 7'3"

Timber construction, 2x UPVC double glazed windows to the side aspect, double insulated and double floored, heating, power and light, storage room to the rear (2.23 x 1.82).

AML REGULATIONS

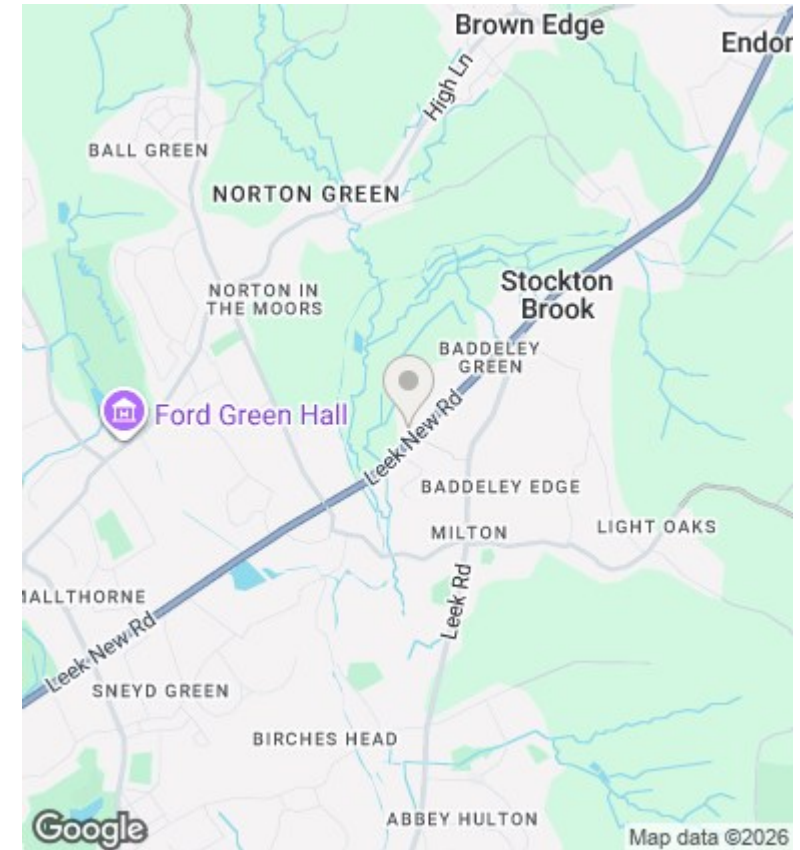
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C		70	
(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	