



## 10 Beswick Brook Close, Baddeley Green, Stoke-On-Trent, ST2 7QE

£250,000

- Three storey townhouse
- Breakfast kitchen & two reception rooms
- Sought after location
- Situated in a cul-de-sac location
- Fully enclosed rear garden
- Four bedrooms & two bathrooms
- Shared driveway & garage

# 10 Beswick Brook Close, Stoke-On-Trent ST2 7QE

Whittaker & Biggs are delighted to offer to the market this three-storey townhouse located in the desirable cul-de-sac of Beswick Brook Close, Baddeley Green. The property boasts four bedrooms, making it an ideal family home. The layout includes two inviting reception rooms, perfect for entertaining guests or enjoying quiet family time.

The heart of the home is the well-appointed breakfast kitchen, which offers a warm and welcoming space for casual dining. The property also features two modern bathrooms, ensuring convenience for all residents.

Step outside to discover a fully enclosed rear garden, providing a safe and private area for children to play or for hosting summer barbecues. The shared driveway and garage adds to the practicality of this home, offering off-road parking for your convenience.



Council Tax Band: C



## Ground Floor

### Hallway

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

### Dining Room

10'0" x 9'11"

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

### Breakfast Kitchen

14'7" x 9'11"

UPVC double glazed patio doors to the rear, UPVC double glazed window to the rear, units to the base and eye level, four ring gas hob, Zanussi electric fan assisted oven and separate grill, stainless steel sink and a half with drainer, chrome mixer tap, space and plumbing for a washing machine, space for a freestanding fridge freezer, space for a dining table and chairs, radiator, tiled floor, cupboard housing the Potterton gas fired boiler.

### WC

6'6" x 3'2"

Corner wall mounted wash hand basin, chrome taps, low level WC, radiator, extractor fan.

### First Floor

### Landing

Stairs to the second floor, radiator, airing cupboard housing the Tribune water cylinder and expansion tanks.

### Sitting Room

14'8" x 9'11"

Two UPVC double glazed windows to the rear, two radiators.

## Bedroom One

14'9" x 10'0"

Two UPVC double glazed windows to the frontage, radiator, fitted wardrobes, en suite.

### En-suite

6'6" x 6'1" max measurement

Walk-in shower enclosure, chrome fittings, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, extractor fan.

## Second Floor

### Landing

Loft hatch.

### Bedroom Two

14'8" x 10'1"

Two UPVC double glazed windows to the frontage, radiator, built in wardrobe.

### Bedroom Three

10'1" x 7'4"

UPVC double glazed window to the rear, radiator.

### Bedroom Four

10'1" x 6'9"

UPVC double glazed window to the rear, radiator.

### Bathroom

7'0" x 5'6"

Panel bath, chrome mixer tap, handheld shower attachment, pedestal wash hand basin, chrome mixer tap, low level WC, radiator, shaver point, extractor fan.

## Externally

To the side aspect, tarmacadam shared driveway, shared garage, gated access to the rear.

To the rear, paved patio, area laid to lawn, fence boundary.

## Garage

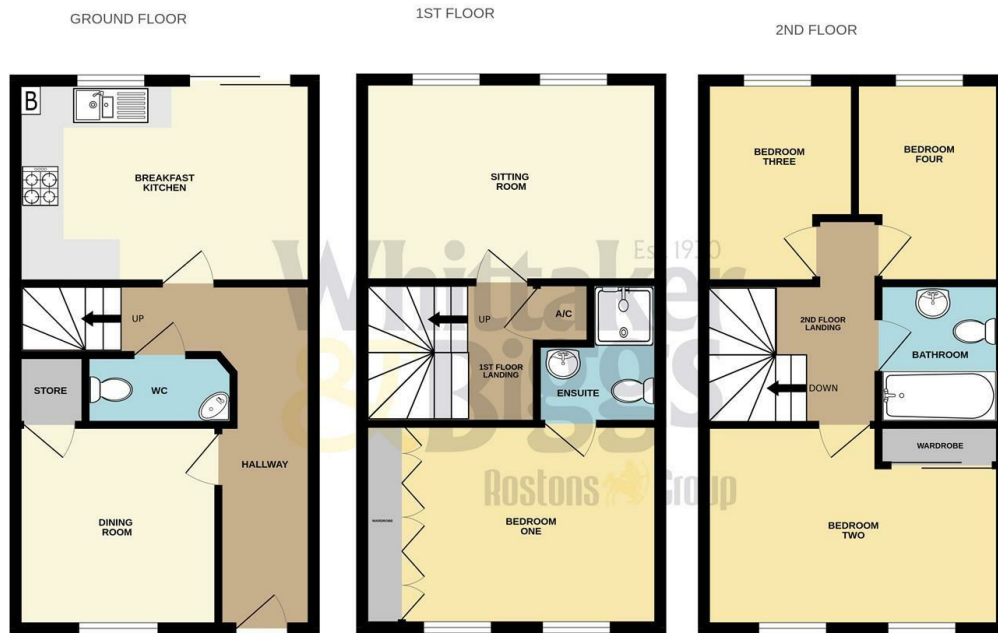
Shared garage, (closest to the property), metal up-and-over door, power and light.

## AML REGULATIONS

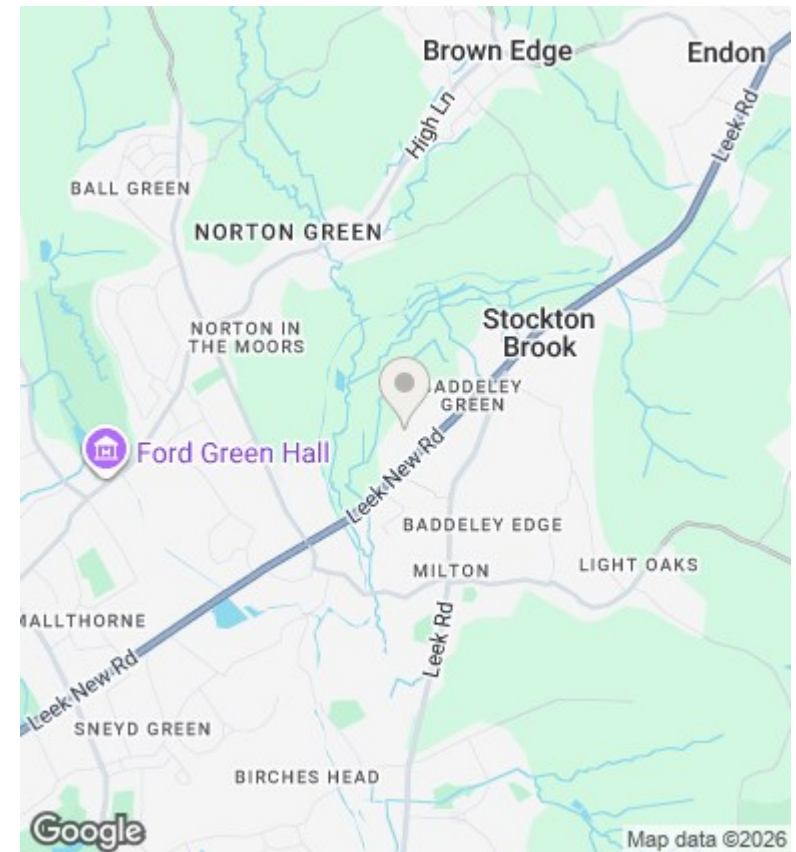
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	84
(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	