

**£275,000**

**5 Amblecote Drive, Weston Park**



- DETACHED BUNGALOW
- THREE BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- AMPLE OFF ROAD PARKING
- DETACHED GARAGE
- BEAUTIFUL INTERIOR
- POPULAR LOCALITY
- VIEWING RECOMMENDED!

Welcome to this delightful, three bedroom detached bungalow, perfectly situated in a popular residential neighbourhood. Ideally located close to local shops, schools and major transportation routes, this bungalow offers the perfect balance of tranquillity and accessibility. The property has ample driveway space for parking and a detached garage. Call us today to arrange a viewing!

# 5 Amblecote Drive, Weston Park

## HALLWAY

Composite door, laminate flooring, central heating radiator, store.

## KITCHEN

*10'5" x 7'10" (3.18m x 2.39m)*

Stainless steel bowl sink and drainer, base and wall storage units, working surfaces. Plumbing for washing machine freestanding gas cooker, uPVC double glazing, tiled floor, combi boiler.

## LOUNGE/DINER

*21'5" x 11'7" (6.53m x 3.53m)*

Laminate flooring, central heating radiator, fireplace with gas fire.

## INNER HALLWAY

Laminate flooring. Access to loft which is part boarded with lighting.

## BEDROOM ONE

*13'7" x 8'9" (4.14m x 2.67m)*

Fitted carpet, central heating radiator, uPVC double glazing.

## BEDROOM TWO

*7'11" x 6'8" (2.41m x 2.03m)*

Fitted carpet, central heating radiator, uPVC double glazing.

## BEDROOM THREE

*7'11" x 6'8" (2.41m x 2.03m)*

Fitted carpet, central heating radiator, uPVC double glazing.

## BATHROOM/WC

*7'10" x 5'2" (2.39m x 1.57m)*

Panelled bath with shower over and screen, low level WC, wash hand basin, tiling to walls and floor, central heating towel radiator, uPVC double glazing.

## EXTERNALLY

Brick block driveway to the front and side leading to a detached garage. Easily managed rear garden featuring block paving, decking and external sockets.





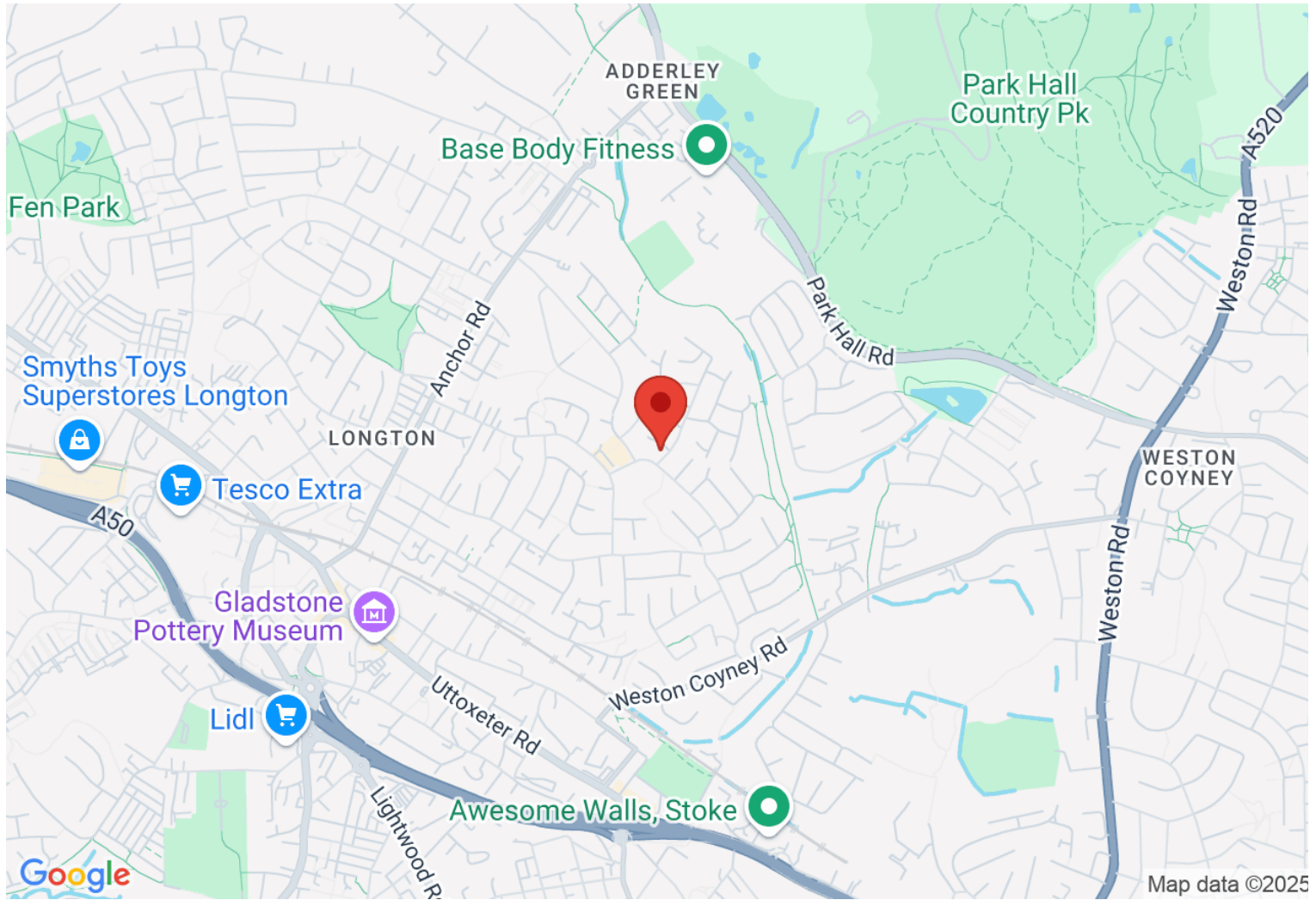








**Location: ST3 5XH**



**VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS**

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com | lettings@daleandcollins.com W: www.daleandcollins.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DALE AND COLLINS ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.