

Bank View, 117, Wereton Road, Audley, Stoke-On-Trent, Staffordshire, ST7 8HE

FOLLOWWELLS



- Grounds Extending to Approx 1.25 acres
- Spacious Two Bedroom Detached Bungalow
- Edge of Village Position
- Spectacular Far Reaching Views
- Tremendous Development Opportunity
- Edge of Village Location
- No Upward Chain

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Guide Price

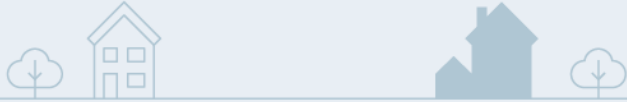
£375,000

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A genuinely rare opportunity to acquire a detached residence occupying grounds extending to approximately 1.25 acres or thereabouts and enjoying some spectacular, far reaching views.

At present there is a two bedroom detached bungalow with a footprint of approximately 100 square metres. The bungalow offers spacious and well proportioned accommodation with a large central reception hall giving access to all principal rooms. An extension to the rear has created a larger principal living room which has been used as a lounge/diner and has a door into the large kitchen with a fireplace and ample space for table and chairs. The kitchen and living room both make the most of the beautiful views. A side porch/utility leads to the outside. At the front of the bungalow are two double bedrooms served by a shower room. There is an enormous loft space with excellent head height and a window to the rear elevation.

Externally the property is approached over a tarmac driveway which leads down the side of the bungalow and gives access to a single garage and the grounds at the rear of the property. The bungalow is set well back from the road with a raised front garden laid to lawn with shrub borders. At the back of the garden the grounds open up to reveal the views. There are endless possibilities with this ground including the options to create large formal gardens or make use as a pony paddock

We believe there is great scope for extension or redevelopment of the bungalow (subject to the necessary planning permission) to create a large family sized home to complement the extensive grounds.





The property is located on the edge of the village of Audley which offers excellent local amenities including a Tesco Express and selection of pubs and takeaways. For lovers of 'The Great Outdoors' there is some stunning countryside in the area, ideal for picturesque walks. The property is also conveniently positioned to get further afield with the A500 just 1.5 miles away and junction 16 of the M6 less than 3 miles away.

The property is expected to prove popular and is offered with no upward chain.

IMPORTANT INFORMATION

All Mains Services Connected

Gas Central Heating

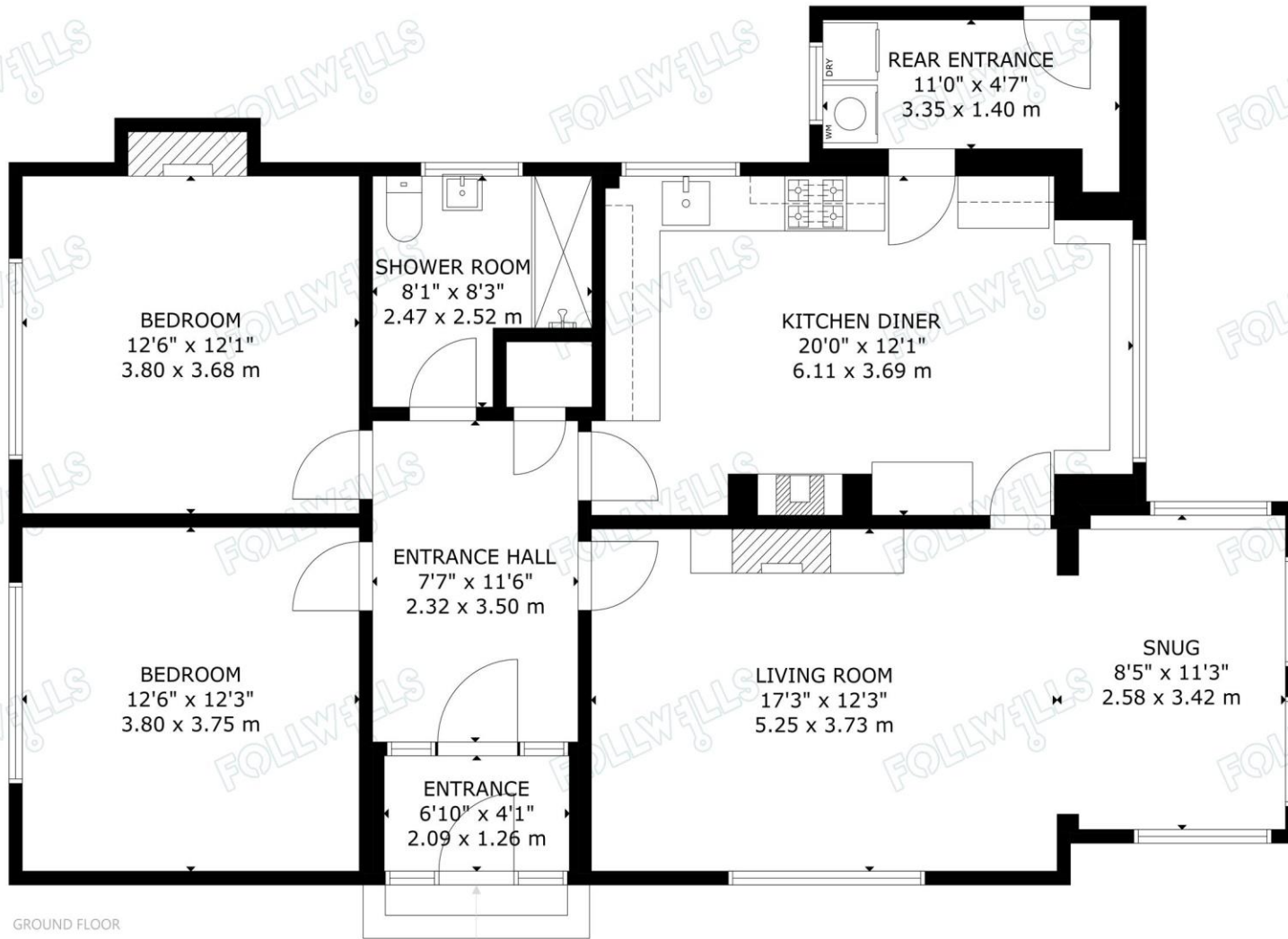
Tenure Freehold

Council Tax Band 'C'

EPC Rating 'D'

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.





GROUND FLOOR