



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Extended Detached House In A Popular Cul-De-Sac, Close To Local Schools & Leisure Amenities. Lounge Diner With uPVC D.G. Conservatory Off. GF Shower Rm & FF Bathroom. Enclosed Rear Garden.



1 Wren Close Biddulph ST8 7UB

£179,950

ENTRANCE PORCH

uPVC double glazed door and window to the front elevation and uPVC double glazed windows to the side elevations.

ENTRANCE HALL

uPVC double glazed door to the front elevation. Turn flight stairs allowing access to the first floor. Panel radiator. Ceiling light point. Doors to principal rooms.

KITCHEN 8' 8" x 8' 8" both measurements are maximum and into the units (2.64m x 2.64m)

Range of fitted eye and base level units, base units having work surfaces above and tiled splash backs. Various power points across the work surfaces. One and half bowl sink unit with drainer and mixer tap. Four ring (Indesit) gas hob with electric double oven below. Extractor fan. Plumbing and space for washing machine. Plumbing and space for dishwasher. Built in fridge and freezer into the base unit. Panel radiator. uPVC double glazed window to the front.

GROUND FLOOR SHOWER ROOM/W.C. 6' 0" x 4' 8" (1.83m x 1.42m)

Low level w.c. Wash hand basin with chrome coloured hot and cold taps. Tiled walls. Panel radiator. Glazed shower cubicle with wall mounted (Triton) electric shower. Ceiling light point. uPVC double glazed frosted window to the front elevation.

'L' SHAPED EXTENDED LOUNGE DINER 21' 0" maximum into the dining area x 15' 0" maximum into the lounge area approximately (6.40m x 4.57m)

'Real Flame' gas fire set in an attractive timber surround with marble effect inset and hearth. Television and telephone points. Various low level power points. Two panel radiators. Ceiling light points. Two uPVC double glazed windows to the side and uPVC double glazed window to the rear. Double glazed sliding patio window and door allowing access and views into the conservatory and garden. Part glazed door to the entrance hall. Door to under stairs store cupboard with light.

CONSERVATORY

Brick base and pitched roof construction. Power and light. uPVC double glazed, double opening 'french doors' allowing access and views to the garden.

FIRST FLOOR - LANDING

Turn flight stairs to the ground floor. Ceiling light point. Low level power point. Cylinder cupboard. uPVC double glazed frosted window to the side.

BEDROOM ONE 13' 0" x 8' 8" (3.96m x 2.64m)

Built in bedroom furniture with double opening doors, side hanging rails and over-bed storage cupboards. Matching bedside drawer sets. Matching dressing table. Ceiling light point. Panel radiator. uPVC double glazed window towards the front elevation.

BEDROOM TWO 10' 10" x 8' 2" (3.30m x 2.49m)

Selection of fitted bedroom furniture with double opening doors. Over-bed storage cupboards. Matching dressing table and drawer set. Panel radiator. Loft access point with

retractable ladder. uPVC double glazed window allowing pleasant views of the rear garden and 'open countryside' beyond.

BEDROOM THREE 9' 2" x 6' 8" (2.79m x 2.03m)

Fitted bedroom furniture, including wardrobe. Over-bed storage cupboard. Matching dressing table and drawer set. Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window towards the rear elevation.

FAMILY BATHROOM 6' 2" x 5' 8" (1.88m x 1.73m)

Three piece suite comprising of a low level w.c. with concealed cistern. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap and cupboard space below. Panel bath with chrome coloured mixer tap, (Triton) electric shower over with shower rail and curtain. Part tiled walls. Ceiling light point. Panel radiator. uPVC double glazed frosted window to the front.

EXTERNALLY

The property is approached via a predominately flagged driveway allowing ample off road parking. Low maintenance gravelled garden border with timber fencing forming the boundaries.

REAR ELEVATION

The rear has a patio area surrounding the conservatory with easy access to the conservatory. Mature shrub borders to either side of the lawned garden set behind picket fencing. Step stones lead across the garden to a further flagged patio area. To the other side there is a further gravelled area. Hard standing for timber shed. Boundaries are formed by a mixture of wooden fencing and conifer hedges, all adding to the high degree of privacy.

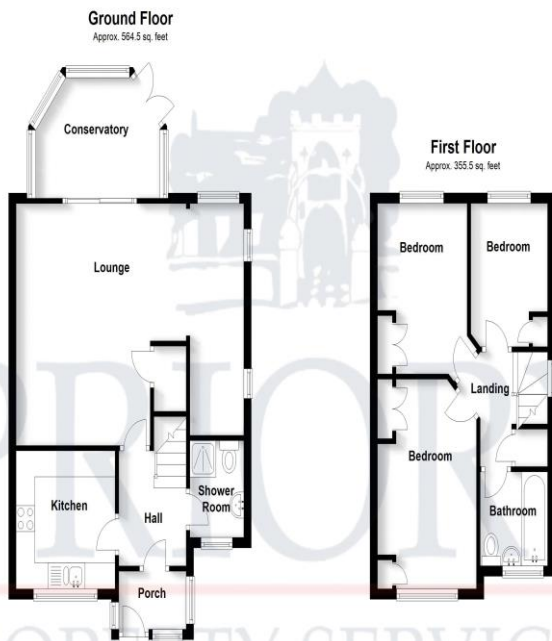
DIRECTIONS

From the main roundabout off 'Biddulph town centre' proceed North along the by-pass, turn right and then left onto 'Thames Drive'. Continue past the Leisure Centre turning second right onto 'Torville Drive', then turn 2nd left into 'Redwing Drive' and 1st right onto 'Wren Close' where the property can be clearly identified via our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the selling agent.





Total area: approx. 920.0 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Energy Performance Certificate



1, Wren Close, Biddulph, STOKE-ON-TRENT, ST8 7UB

Dwelling type: Detached house Reference number: 8007-1523-9229-8427-0133
Date of assessment: 22 September 2017 Type of assessment: RdSAP, existing dwelling
Date of certificate: 24 September 2017 Total floor area: 76 m²

Use this document to:

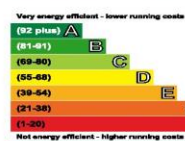
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,478
Over 3 years you could save	£ 600

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 192 over 3 years	
Heating	£ 1,785 over 3 years	£ 1,473 over 3 years	
Hot Water	£ 501 over 3 years	£ 213 over 3 years	
Totals	£ 2,478	£ 1,878	You could save £ 600 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Floor insulation (solid floor)	£4,000 - £6,000	£ 138	Yes
2. Replace boiler with new condensing boiler	£2,200 - £3,000	£ 342	Yes
3. Solar water heating	£4,000 - £6,000	£ 123	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-prize-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

PLEASE NOTE – None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.