



44 Tudor Rose Way, Stoke-On-Trent

£225,000 Freehold



Well-presented four double bedrooms, three storey town house, with a great set up throughout, offering plenty of space. • The master bedroom boasts en-suite shower room with a further three good sized rooms, two currently used as an office and a gym. • Located in a fabulous position with an abundance of local amenities including schools, shops and excellent commuter links. • To the rear is a pretty garden which has been made low maintenance, facing westerly and offering a sense of privacy. • Good sized lounge, and separate kitchen/diner, all positioned on the middle floor, creating a social hub of family activity.



“Show me the way to go home” and let us show you the way to Tudor Rose Way! A well presented four-bedroom, three storey town house in the desirable The Pavillions and close by to the peaceful Whitfield Nature reserve. Walking in to Tudor Rose Way, the ground floor is home to two great sized double bedrooms, a downstairs W.C. and a handy utility, space for washing machine and dryer, creating a perfect laundry room and has access to the rear garden. Heading up to the first floor now, this floor being the social hub of the home, including the smart and sophisticated kitchen/diner, and the separate lounge. Where we can imagine all the hustle and bustle of family life taking over. The kitchen has a gas hob and a built-in oven and integrated fridge/freezer, with the dining area having plenty of natural light thanks to the inward opening French doors from the Juliet balcony. Up to the top floor and we have the master bedroom with en-suite, including walk in shower, the main family bathroom also being on this floor, with bath and shower mixer, and the fourth double bedroom overlooking the garden. Now, to the outside where you will find a good-sized driveway to the front and to the rear a private feeling garden that faces westerly. Perfect for enjoying those evening sunsets, dining al fresco being a delight in this low maintenance garden, meaning more time to relax and enjoy or maybe festoon of colour from plants and flowers like the current owners. Close by to local amenities, including good schooling, handy commuter links and an array of shops. Tudor Rose Way is here to show you the way home, call us now at our Stone branch to arrange your viewing.



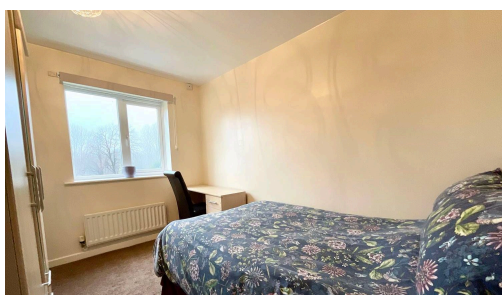
"Show me the way to go home" and let us show you the way to Tudor Rose Way! A well presented four-bedroom, three storey...

Council Tax band: C

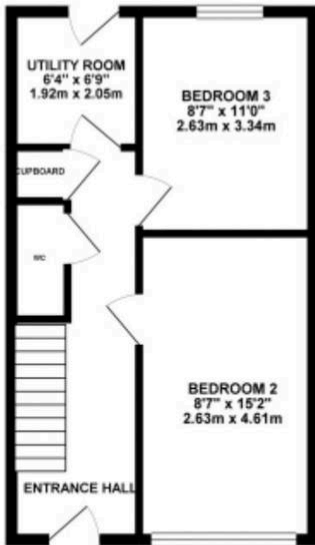
Tenure: Freehold

EPC Energy Efficiency Rating: C

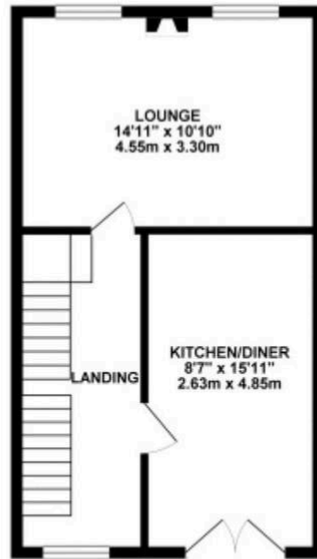
EPC Environmental Impact Rating:



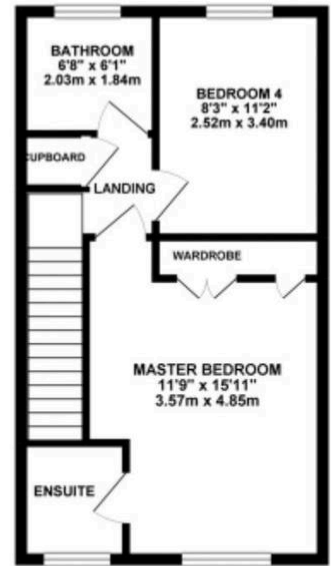
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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