



## 37 Ivyhouse Drive, Barlaston

£165,000 Freehold



Situated nearby the sought-after village of Barlaston, this home is close to local shops, healthcare services, and the renowned Plume of Feathers pub, along with easy access to road and rail links. • Two generously sized double bedrooms which come with fitted wardrobes, offering plenty of storage space. The family shower room boasts a shower, sink, and W/C. • Bright and spacious living area, well-appointed kitchen with a lovely view over the garden.

This home benefits from multiple storage areas, ideal for those needing the extra space. • Large rear garden, complete with a spacious outbuilding currently serving as a home bar and games area, perfect for gatherings. • The front of the home benefits from a good-sized driveway that provides off-road parking.





Bob the Builder may have asked, "Can we fix it?" But here, the answer is always a definite "Yes, we can!" This charming home offers a fantastic opportunity to add your personal touch and create a space that truly feels like home. Step inside and you're greeted with a spacious living area, brimming with natural light, thanks to the stunning bay window. Moving through, the kitchen offers plenty of cabinetry, space for appliances and a view over the rear garden. The ground floor benefits from under-stairs storage and an additional storage room just off the kitchen. Upstairs, you'll find two generous double bedrooms, both complete with fitted wardrobes. The family shower room offers a shower, sink, and W/C. Finishing the first floor is a handy storage cupboard, perfect for stashing away your home essentials. To the side of the home, there's generous storage space that leads out to the rear garden, which offers plenty of space for family fun and gatherings, and it hosts a spacious outbuilding that's currently used as a home bar and games area. Bring on the entertainment! The front of the home boasts a driveway with off-road parking. This home is perfectly located nearby the picturesque Barlaston village, which offers shops, healthcare services, and the renowned Plume of Feathers pub. You're also just a short drive from Stone, Trentham, and the surrounding Stoke area, where you'll find an endless amount of shops, supermarkets, eateries, and leisure activities for all tastes. Commuters will appreciate nearby road links, and Stone train station is within driving distance. Whether you're a DIY enthusiast looking for your next project or someone who wants to add their own style to their forever home, this home offers endless opportunities. What are you waiting for? Time to put your builder's hat on and make this gem shine bright!



Gaze upon the endless opportunities this two-bed property in Barlaston can offer you! Spacious living and kitchen rooms, shower room, two generous double beds, generous storage areas, driveway with off-road parking, perfect location nearby amenities and travel links. Council Tax band: A

Tenure: Freehold

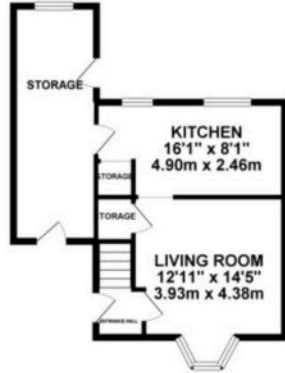
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

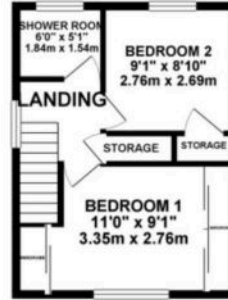




GROUND FLOOR 679.36 sq. ft.  
(63.11 sq. m.)



1ST FLOOR 301.98 sq. ft.  
(28.06 sq. m.)



TOTAL FLOOR AREA: 981.35 sq. ft. (91.17 sq. m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any other purpose. The services, fixtures and appliances shown have not been checked and are guidelines only. All floor dimensions are in millimetres and are given to the nearest millimetre.



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