



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**111 The Villas Tunstall Road, Biddulph, ST8 6LB**

**Offers In The Region Of £350,000**

The Villas offers a substantial three bedroom semi-detached property on the edge of the popular town of Biddulph. Benefiting from an elevated position, The Villas enjoys gardens to the front and rear aspects, along with off road parking and a garage. The property is in need of modernisation. however would make an ideal family home.





### Situation

The property is situated in Biddulph, in the west of the Staffordshire Moorlands. The property is approximately 6 miles from Congleton, 11 miles from Leek, and 14 miles from Stoke - on - Trent.

### What3Words Location Code:

///zone.tadpoles.teams

### Accommodation Comprises:

#### Hallway

With parquet flooring, under stair storage and stairs off.

#### Front Room 14'0" x 11'3" (4.29m x 3.45)



With window to front elevation and fire in wooden and tile surround.

#### Sitting Room 14'11" x 12'6" (4.55m x 3.83m )



With window to rear elevation and radiator.

#### Kitchen 14'7" x 11'8" (4.46m x 3.56m )



With windows to rear elevation, tiled floor, wall and base units and utility off.

#### Utility 6'2" x 6'3" (1.90m x 1.91m )

With windows to all elevations, radiator and tiles floor. Giving access to rear garden.

#### Bathroom

With window to side elevation, lavatory and wash hand basin.

#### Landing

First Floor Landing giving access to the following: -

#### Bedroom One 10'8" x 12'0" (3.26m x 3.67m )



With window to rear elevation, radiator and built in wardrobe.

### Bedroom Two 15'9" x 9'4" (4.81m x 2.87m )



With window to rear elevation, radiator and fire place.

### Bedroom Three 12'10" x 14'1" (3.93m x 4.31m )

With window to front elevation and radiator.

### Box Room 5'3" x 8'8" (1.62m x 2.65m )

With window to front elevation.

### Outside



Externally, The Villas has gardens to the front and rear, along with off road parking and a garage.

### Garage 19'9" x 15'9" (6.03m x 4.82m )

### Services

We understand the property is connected to all mains services.

### Viewings

By prior arrangement through Graham Watkins & Co.

### Local Authority and Council Tax Band

We believe the property is in band D and the local authority is Staffordshire Moorlands District Council.

### Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

### Measurements

All measurements given are approximate and are 'maximum' measurements.

### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.



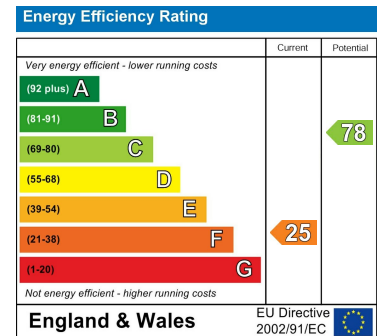
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

57 Derby Street, Leek, Staffordshire, ST13 6HU

Tel: 01538 373308 Email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) <https://www.grahamwatkins.co.uk>