Whittaker & Biggs Est. 1930
Rostons Group







56 Bagnall Heights, Bagnall, Stoke-On-Trent, ST9 9JL

Offers In Excess Of £250,000

- Two-bedroom retirement bungalow located within the highly sought-after Bagnall Heights development.
- On-site care and support services available for residents.
- Stylish, fully accessible wet room.
- Convenient location close to local amenities, countryside walks and transport links.
- Set within an exclusive 7-acre gated estate with beautifully maintained communal grounds.
- Spacious open-plan living, dining and kitchen area ideal for modern living.
- Energy-efficient solar panels helping to reduce running costs.
- 24-hour reception service providing added convenience and peace of mind.
- Contemporary fitted kitchen with integrated appliances and ample storage.
- Access to a range of communal facilities including residents lounge and social areas.

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Whittaker & Biggs would like to welcome you to this beautifully presented two-bedroom bungalow situated within the highly sought-after Bagnall Heights retirement development. Offering independent living within an exclusive and secure environment and set amongst approximately seven acres of beautifully maintained communal grounds, the gated estate provides peace of mind with a 24-hour reception service and on-site care and support available to residents when required.

The accommodation has been thoughtfully designed for modern retirement living, featuring a bright and spacious open-plan living, dining and kitchen area that creates an ideal space for both relaxing and entertaining. The contemporary fitted kitchen offers a range of units, integrated appliances and practical storage, while the stylish wet room has been designed with accessibility and convenience in mind. The property further benefits from solar panels, helping to improve energy efficiency and reduce running costs.

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Council Tax Band: B





Location

Residents at Bagnall Heights benefit from a comprehensive range of facilities designed to promote independent living, including a 24-hour reception, on-site care team, residents' lounge, restaurant/café, hair salon, laundry facilities, guest accommodation for visitors, organised social activities, landscaped communal gardens, secure gated access and ample resident and visitor parking. The development offers a supportive community environment while allowing residents to maintain their privacy and independence.

The development benefits from a welcoming community atmosphere, allowing residents to enjoy an independent lifestyle while having the reassurance of like-minded neighbours and on-site support when required. Bagnall village itself offers local shops, a post office, community facilities and regular social activities, helping residents stay connected and engaged.

For those who enjoy exploring further afield, the nearby market town of Leek and the city of Stoke-on-Trent provide a wider range of shopping, leisure and healthcare facilities. Excellent road links also make it convenient for family and friends to visit.

Bagnall Heights is ideally suited to those looking to downsize without compromising on comfort, offering a secure and low-maintenance lifestyle in a desirable village setting, with the added benefit of easy access to both countryside and town amenities.

Hallway

12'5" x 7'2" max measurement

UPVC double glazed door to the frontage, electric radiator, loft hatch, storage cupboard housing the Gledhill water cylinder, expansion tank, electric meter.

Living / Kitchen / Dining

29'1" x 10'11"

UPVC double glazed window to the frontage, UPVC double glazed French doors with sidelight window to the rear, two electric radiators, high gloss units to the base and eye level, stainless steel sink and a half with drainer, chrome mixer tap, AEG ceramic hob, Midea electric fan assisted oven, extractor hood, integral fridge freezer, integral washing machine, integral slimline Indesit dishwasher, inset ceiling spotlights.

Wet Room

9'9" x 7'3"

UPVC double glazed window to the frontage, chrome shower fitments, rainfall showerhead, glass shower panel, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, shaver point, electric radiator, inset ceiling spotlights.

Bedroom One

14'3" x 9'9"

UPVC double glazed door with sidelight window to the rear, inset ceiling spotlights, fitted wardrobes, electric radiator.

Bedroom Two

9'11" x 7'2"

UPVC double glazed window to the rear, electric radiator, inset ceiling spotlights.

Loft

Part boarded, pull-down-ladder, light.

Externally

To the rear, paved patio, fence boundary.

Leasehold

99 years from 01/01/2018.
Maintenance charge: £385 per calendar month (subject to change).
Building Insurance: £27 per calendar month (subject to change).
No ground rent charges.

Maintenance

Windows cleaned outside monthly.
24 hour reception.
Snow clearing and gritting of the complex.
On site carers (additional costs apply).
Communal gardens maintained.

AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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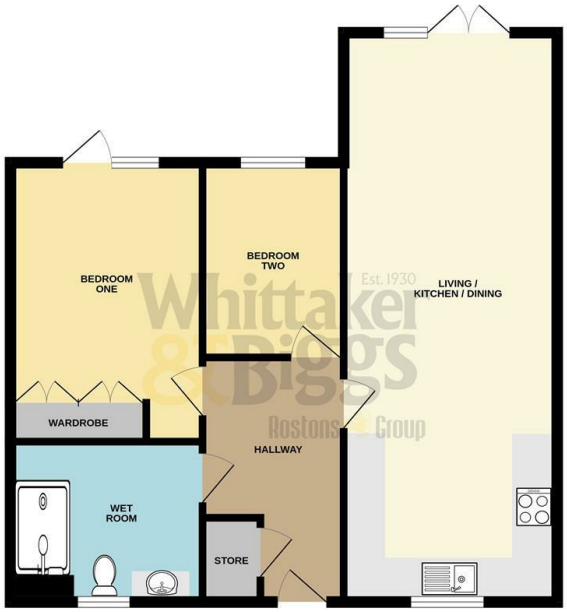












GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.

TOTAL FLOOR AREA : 698 sq.ft. (64.9 sq.m.) approx.

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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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

B

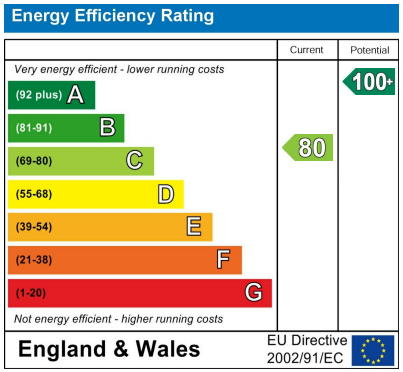


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