



## 17 Greenhill Road

Ball Green, Stoke-On-Trent, ST6 8AA

Wise men say, only fools rush in. But I can't help falling in love with you! Well be a fool for love and rush straight in, as this well maintained semi detached property on Greenhill Road is definitely one you should stay in! Well presented throughout, the accommodation comprises of a lounge, fitted kitchen, downstairs WC, three bedrooms and bathroom. Externally, the property has an attractive front forecourt and and a good sized rear garden. Located in Ball Green, close to local amenities and transport links. And sold with no upward chain!!! Get ready to fall in love and call to book a viewing today.

**£145,000**

# 17 Greenhill Road

Ball Green, Stoke-On-Trent, ST6 8AA



- SPACIOUS SEMI DETACHED PROPERTY
- DOWNSTAIRS WC
- ATTRACTIVE REAR GARDEN INCLUDING SUMMERHOUSE
- EARLY VIEWING A MUST
- LARGE LOUNGE
- THREE GOOD SIZED BEDROOMS
- POPULAR LOCATION
- FITTED KITCHEN
- UPSTAIRS WET ROOM
- SOLD WITH NO UPWARD CHAIN

## GROUND FLOOR

### Entrance Hall

4'3" x 4'1" (1.32 x 1.25)

UPVC door to the front aspect, radiator and stairs to the first floor. Alarm.

### Lounge

13'6" x 12'10" (4.12 x 3.93)

UPVC double glazed bay window bay to the front aspect. Electric fireplace and radiator. Door to under-stair storage cupboard.

### Kitchen

12'11" x 9'2" (3.94 x 2.80)

A double glazed window looks out to the rear aspect. A door leads into the rear porch. Fitted with a range of wall and base storage units with coordinating work surface areas. Inset stainless steel sink and side drainer. Space for fridge/freezer, oven and plumbing for a washing machine. Combi boiler and radiator.

### Rear Porch

3'6" x 2'9" (1.07 x 0.85)

UPVC door to the side aspect. Fully tiled walls.

## W.C

5'4" x 2'9" (1.64 x 0.86)

A double glazed window looks out to the rear aspect. Fitted with a low level W.C and fully tiled walls.

## FIRST FLOOR

### First Floor Landing

7'0" x 6'0" (2.15 x 1.83)

A double glazed window looks out to the side aspect. Stairs from the ground floor and loft access hatch.

### Bedroom One

10'4" x 9'5" (3.16 x 2.88)

A double glazed window looks out to the front aspect. Radiator.

### Bedroom Two

12'7" x 9'0" (3.85 x 2.75)

A double glazed window looks out to the rear aspect. Storage cupboard and radiator.

### Bedroom Three

9'3" x 6'11" (2.84 x 2.11)

A double glazed window looks out to the rear aspect. Radiator.

## Bathroom

7'1" x 6'4" (2.16 x 1.94)

A double glazed window looks out to the front aspect. Fitted wet room comprising of shower, Low Level WC and wash hand basin. Fully tiled walls and radiator.

## EXTERIOR

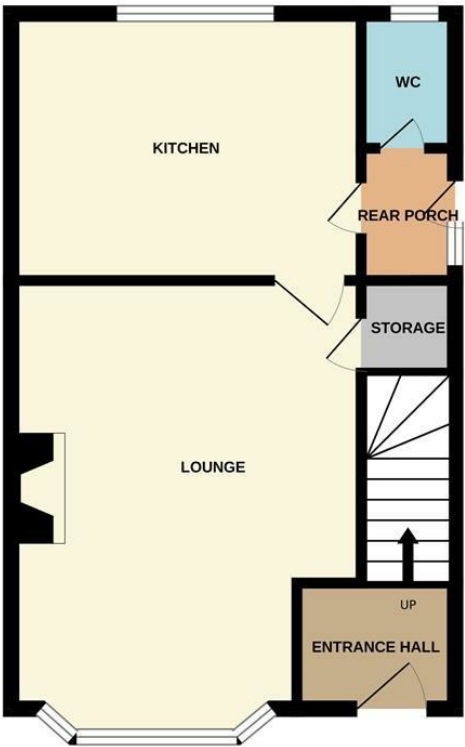
To the front of the property there is a paved, gated forecourt and gated side access to the rear garden. The rear has a paved patio area, decorative stone and s laid to lawn with a mature hedge and shrubs. Summerhouse with lighting and power and greenhouse.



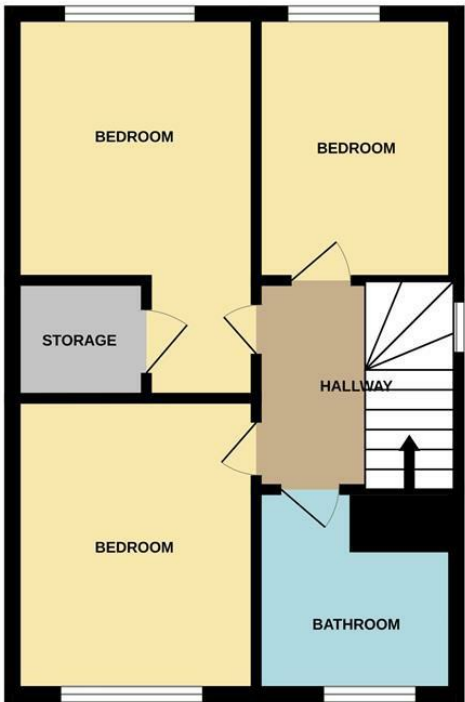


Floor Plan

GROUND FLOOR



1ST 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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