



16 Bagnall Heights

Bagnall, Stoke-On-Trent, ST9 9JL

It's time to reach new HEIGHTS with this immaculate bungalow on Bagnall HEIGHTS! Set within the exclusive and beautifully landscaped grounds of Bagnall Heights, this well-presented two bedroom mid bungalow offers peaceful, secure and independent living for the over 55s. Located in a gated development renowned for its sense of community and immaculate surroundings, this delightful property is ideal for those seeking a relaxed lifestyle without compromising on quality or convenience. The development is enhanced by a 24 hour on site reception, offering added peace of mind and support as needed. The bungalow itself is bright, spacious and exceptionally well looked after, featuring an open plan lounge, kitchen and dining perfect for comfortable day to day living and entertaining. Two bedrooms provide flexible accommodation for guests or hobbies and the bathroom is well appointed for ease of access and comfort. Step outside and enjoy a low maintenance garden along with the beautifully kept communal gardens, which offer plenty of space to relax, all within the security of this private, gated setting. This is a rare opportunity to secure a charming low maintenance home in one of the most desirable retirement developments in the area.

£235,000

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- SPACIOUS MID BUNGALOW
- TWO BEDROOMS
- ENCLOSED REAR GARDEN
- DESIRABLE BAGNALL HEIGHTS DEVELOPMENT
- LARGE BATHROOM
- POPULAR LOCATION
- OPEN PLAN LOUNGE/DINING ROOM/KITCHEN
- ALLOCATED PARKING SPACE
- 24 HOUR RECEPTION & SECURED DEVELOPMENT

GROUND FLOOR

Entrance Hall

13'1" x 7'6" (3.99 x 2.29)

The property has entrance door to the front aspect. Large storage cupboard housing hot water cylinder. Loft access hatch. Wall mounted electric heater.

Open Plan

Lounge/Kitchen/Diner

Lounge

17'5" x 10'8" (5.31 x 3.27)

Double glazed patio doors lead out to the rear garden. Fireplace housing electric fire. Television point and wall mounted electric wall heater.

Kitchen/Diner

10'8" x 8'2" (3.26 x 2.49)

A double glazed window overlooks the front aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled

walls. Space for fridge/freezer and washing machine. Ceiling spotlights and tiled flooring.

Bedroom One

14'11" x 9'2" (4.57 x 2.81)

Double glazed patio doors lead out to the rear aspect. Fitted with a range of wardrobes with storage space up and over the bed space. Wall mounted electric heater.

Bedroom Two

10'1" x 7'5" (3.08 x 2.28)

A double glazed window overlooks the rear aspect. Fitted wardrobes and dressing table. Wall mounted electric heater.

Bathroom

8'3" x 8'2" (2.52 x 2.49)

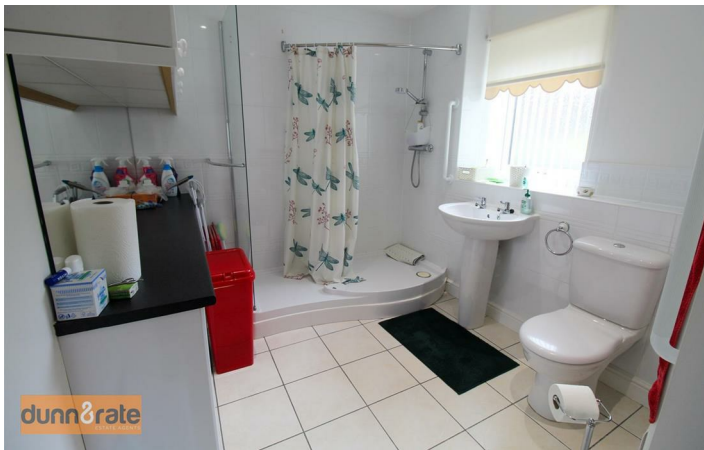
A double glazed window overlooks the front aspect. Fitted with a suite comprising walk in shower unit, low level W.C and wash hand basin. Fitted with wall and base storage units with work surface areas. Partly tiled walls and a wall mounted electric ladder wall heater.

EXTERIOR

To the rear there is a paved patio area with gravelled border. enclosed by fencing and rear gate. Allocated parking space.

Leasehold

This property is a leasehold with approximately 99 years left on the lease. The monthly ground rent charge is currently £360.00 and the buildings insurance is £27.00 per month.



GROUND 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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