

2 Whitfield Road

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

HOME is where your story should begin, they say home is a feeling and one that should be treasured! Like a unwritten blank page ready to be created. Let this spacious corner plot semi detached property on Whitfield Road become your next chapter, sold with no upward chain the accommodation on offer comprises a large lounge, fitted kitchen/diner , three well proportioned bedrooms and bathroom to the first floor. Externally the property benefits from off road parking, beautifully maintained rear garden with open views and garage. Located in the popular area of Ball Green close to local amenities and schooling. So it's time to come home, as home is where the heart is!! Call today to book a viewing.

£190,000

2 Whitfield Road

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- SPACIOUS WELL MAINTAINED SEMI DETACHED PROPERTY
- THREE BEDROOMS
- REAR GARDEN WITH GLASS BALUSTRADE PATIO
- POPULAR LOCATION, CLOSE TO SCHOOLING, AMENITIES AND CITY CENTRE LINKS
- LARGE LOUNGE WITH PATIO DOORS
- BATHROOM SUITE
- SOLD WITH NO UPWARD CHAIN
- FITTED KITCHEN/DINER
- OFF ROAD PARKING & GARAGE
- THE PROPERTY BENEFITS FROM A CORNER PLOT

GROUND FLOOR

Entrance Hall

11'5" x 5'9" (3.49 x 1.77)

UPVC door to the front aspect and UPVC window to the side aspect. Stairs to the first floor and radiator.

Lounge

20'4" x 11'5" (6.20 x 3.49)

UPVC bay window to the front aspect and UPVC patio doors to the rear aspect. Electric fireplace and wall lights, Two radiators.

Kitchen/ Diner

16'8" x 8'9" (5.10 x 2.69)

UPVC windows to the rear aspect and UPVC door to the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Coordinating work surface areas. Integrated appliances include electric oven and gas hob with cooker hood above. Plumbing for a washing machine, space for a tumble

dryer and space for a fridge/freezer. Radiator and ceiling spotlights.

FIRST FLOOR

Landing

8'0" x 5'8" (2.44 x 1.75)

UPVC window to the side aspect. Loft hatch access.

Bedroom One

11'7" x 9'9" (3.55 x 2.98)

UPVC window to the rear aspect. Radiator and ceiling spotlights.

Bedroom Two

11'9" x 10'3" (3.60 x 3.14)

UPVC window to the front aspect. Radiator.

Bedroom Three

7'10" x 6'3" (2.40 x 1.92)

UPVC window to the front aspect. Radiator and ceiling spotlights.

Bathroom

7'8" x 5'4" (2.36 x 1.65)

UPVC window to the rear aspect. Fitted with a suite

comprising bath with mixer tap and shower above. Wash hand basin and low level WC. Fully tiled walls and radiator.

EXTERIOR

To the front of the property there is a block paved driveway and gravelled garden. Path leading down the side of the property. The rear is enclosed with a lawned garden, hedge border. Paved patio with glass balustrade. Open views to the rear.

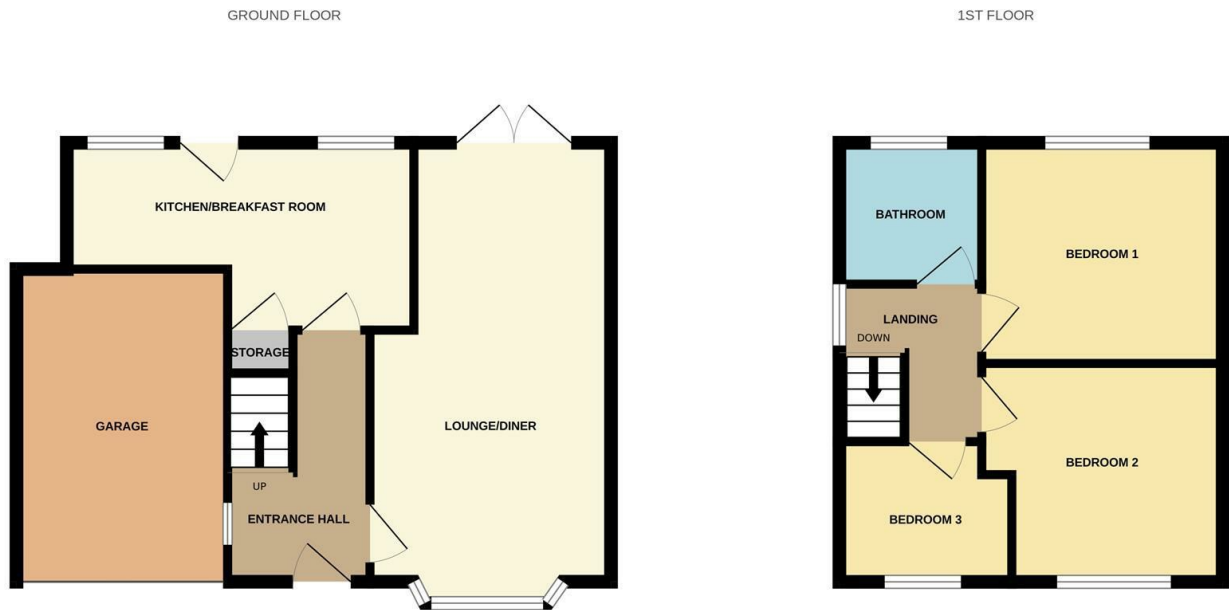
Garage

13'3" x 11'4" (4.04 x 3.47)

Up and over door to the front aspect and UPVC window to the side aspect. Wall mounted boiler. Power and light.



Floor Plan



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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs 92 plus A (81-91)			Very environmentally friendly - lower CO ₂ emissions 92 plus A (81-91)		
B (69-80)			B (69-80)		
C (55-68)			C (55-68)		
D (39-54)			D (39-54)		
E (21-38)			E (21-38)		
F (11-20)			F (11-20)		
Not energy efficient - higher running costs G			Not environmentally friendly - higher CO ₂ emissions G		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	