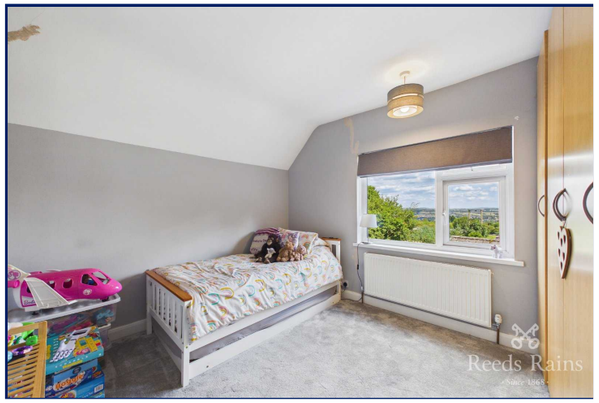
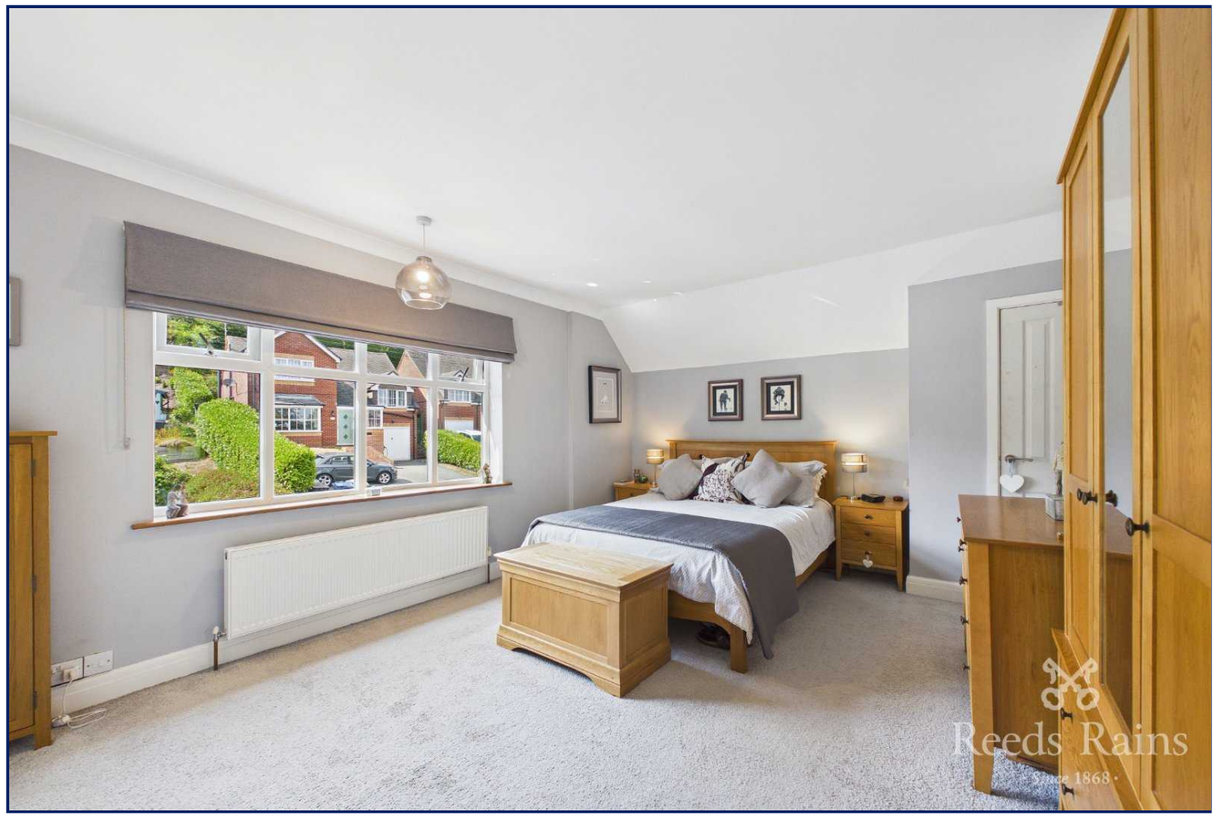


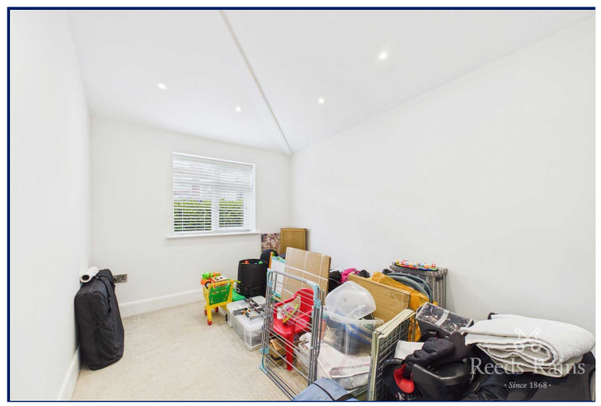














Congleton Road, Mow Cop, Stoke-on-Trent, Staffordshire, ST7

Asking Price: £370,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Congleton Road, Mow Cop, Stoke-on-Trent, Staffordshire, ST7
Asking Price: £370,000 Freehold

Council Tax Band: C
EPC Rating: C

Beyond its attractive façade lies an exceptional detached family home that has seen a dramatic transformation. At it's heart you'll now find a very impressive open plan extension that is designed to bring people together, perfect for both family life and entertaining.

This fully modernised home is impeccably presented, with eye catching and on trend fixtures and fittings that include but are not limited to a wood burning stove, a refitted bathroom, a navy blue kitchen with exquisite white quartz work surfaces and luxury vinyl plank flooring.

It offers flexible three bedroom accommodation with a versatile room on the ground floor, that's equally comfortable as a bedroom or an extra sitting room. Outside, the gardens are landscaped for low maintenance with a bijou Indian stone patio that is not directly overlooked, whilst there is ample parking and a detached garage.

Mow Cop is a friendly community and one that comprises of many types of property, much of it individual.

It is a beautiful rural village which straddles the Cheshire and Staffordshire border. It sits beneath a sixty five foot rock feature called the Old Man O'Mow and the folly of an eighteenth century ruined castle, which shapes the horizon and is under the management of the National Trust.

There are two nearby Primary schools and a feeder bus operates to the High School. Ramblers and dog walkers can also enjoy the Gritstone Trail and some of the finest walking in the area, with some fine ridge walks and stunning views over the Cheshire Plain. More extensive facilities are available in Biddulph, Kidsgrove and the market town of Congleton.

Closer inspection is highly recommended. Why not begin by taking a moment to explore our immersive interactive virtual tour - the perfect introduction to this wonderful family home?

EPC GRADE: C

Ground Floor

Storm Canopy
Frosted double glazed composite front door with side and upper lights.
Recessed down lighters.

Entrance Hall
PVCu frosted double glazed window.
Coving. Contemporary radiator. Luxury vinyl plank flooring.
Stairs off.

Living Room
PVCu double glazed box bay window.
Fireplace with an oak style mantle and tiled hearth housing a wood burning stove.
Coving. Radiator.

Exquisite Open Plan Living Kitchen

Kitchen Area
PVCu double glazed window.
Beautiful range of navy blue wall, drawer and base units with a white quartz breakfast bar and work surfaces that incorporate a one and a half bowl stainless steel undermount sink.
Integrated double oven, induction hob and a stainless steel extractor hood.
Built in dishwasher, fridge and freezer.
Recessed ceiling down lighters. Luxury vinyl plank flooring with under floor heating.

Dining Area
Two (electronically operated) double glazed skylights.
Luxury vinyl plank flooring with under floor heating.

Living Area
Black double glazed bi-fold doors and a double glazed (electronically operated) skylight.
Luxury vinyl plank flooring with under floor heating.

Utility Room
Double glazed rear access door.
Matching range of navy blue wall and base units with a white quartz style work surfaces that incorporate a stainless steel sink with mixer tap.
Space and plumbing for a washing machine.
Access to roof void. Extractor fan. Recessed ceiling down lighters. Luxury vinyl plank flooring with under floor heating.

WC
PVCu frosted double glazed window.
Suite comprising of a close coupled WC and a pedestal wash basin.
Extractor fan. Recessed ceiling down lighters.
Luxury vinyl plank flooring with under floor heating.

Bedroom
PVCu double glazed window.
Recessed ceiling down lighters. Under floor heating.

First Floor

Landing
PVCu double glazed window.
Access to roof void.

Master Bedroom
PVCu double glazed window.
Built in double wardrobe and storage cupboard.
Coving. Radiator.

Bathroom
PVCu frosted double glazed window.
Three piece contemporary white suite comprising of a close coupled WC, pedestal wash basin and a 'P' shape panel bath with a wall mounted shower (with rain and mixer heads) and screen.
Extractor fan. Recessed ceiling down lighters. Chrome ladder style heated towel rail. Fully tiled walls and flooring.

Bedroom
PVCu double glazed rear window. Radiator.

Exterior
Generous flagged driveway providing ample parking for several vehicles and access to the detached garage.
Front lawn with flower and shrub borders. Gated side access.
Expansive Indian stone patio which is not directly overlooked and enjoys a good degree of privacy. Outdoor lighting and water tap.



For full EPC please contact the branch.

Garage
Detached pitched roof garage of timber construction. Double doors, side access and a double glazed window.
Workbench, power and lighting. Eaves storage.

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk