



**Kemball Court, Grove Road, Stoke-on-Trent**

Asking Price: £220,000

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**Immaculately Presented Three-Bedroom Semi-Detached Home**

Situated in a convenient position in Fenton, this immaculate semi-detached home offers well-presented and thoughtfully arranged accommodation, making an ideal purchase for first-time buyers, couples or families.

The ground floor provides a welcoming lounge featuring a log-burning stove, creating a warm and cosy focal point, while to the rear is an impressive kitchen/dining room with French doors opening directly onto the garden, creating a lovely connection between the home and outside space.

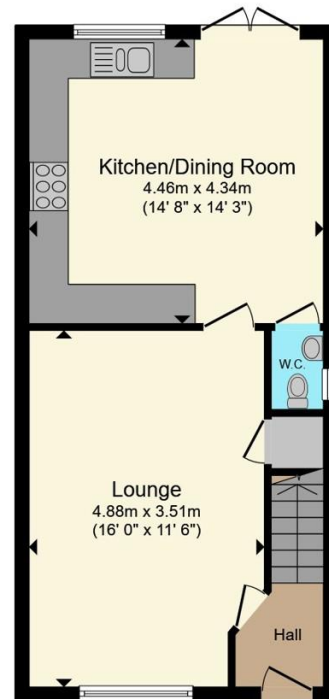
To the first floor are three bedrooms, together with a family bathroom, providing comfortable and practical accommodation for modern family living.

Externally, the property benefits from off-road parking and a private rear garden, offering a pleasant space for relaxing or entertaining.

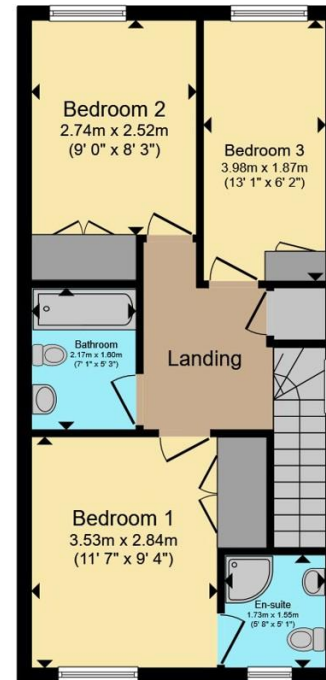
Located in Fenton, the property is ideally placed for easy access to Stoke-on-Trent city centre, local amenities and major commuter routes, making it particularly convenient for those travelling throughout the surrounding area.

A fantastic opportunity to acquire a beautifully presented home in a convenient and well-connected location. Early viewing is highly recommended.





**Ground Floor**



**First Floor**

Total floor area 88.7 m<sup>2</sup> (955 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox





Council Tax Band: **B**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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