



FOLLWELLS

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88 Trent Valley Road, Penkhull - ST4 5JA
£135,000

- Development opportunity — three-bedroom town house requiring full modernisation
- Large garden plot — sunny westerly aspect with greenhouse and brick-built sheds
- Three Good size bedrooms
- Popular Penkhull location
- Excellent transport links
- No upward chain

This three-bedroom town house offers an excellent development opportunity in one of Penkhull's most popular and well-regarded residential locations. Occupying a generous garden plot close to the heart of the village, the property requires full modernisation throughout, presenting an exciting chance for a new owner to transform it into a stylish and contemporary home.

Approached via steps from Trent Valley Road across a shared access pathway, the property is entered through a glazed porch into a welcoming reception hall with useful under-stairs storage and a return staircase rising to the first floor. The ground floor provides two well-proportioned reception rooms, a kitchen, a rear porch leading out to the garden, and the added convenience of a ground-floor WC. Upstairs, the landing leads to three generous bedrooms, all served by a family bathroom.

The substantial rear garden enjoys a sunny westerly aspect, a good level of privacy and a largely level layout ideal for landscaping or future design ideas. It includes a greenhouse and two brick-built storage sheds attached to the house, offering practical space for tools or project materials.





Penkhull is known for its friendly, village-like community and excellent everyday amenities. The property is within walking distance of The Willows Primary School and Thistley Hough Academy, with convenience stores, takeaways and a choice of local pubs close by. More comprehensive shopping and leisure facilities can be found across the wider Potteries towns, and Royal Stoke University Hospital is also within easy reach. Transport connections are strong, with quick access to the A500, M6 motorway and Stoke-on-Trent Train Station just over a mile away.

The property is subject to a grant of probate, the application has been submitted.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F



