DENISE WHITE™
BESPOKE ESTATE AGENT









31 Minton Grove, Stoke-On-Trent, ST2 7QT

Offers in the region of £135,000

"A quiet corner, a little more space, and countryside on the doorstep — sometimes, it really is that simple."

A beautifully presented two-bedroom first-floor flat, tucked away in a peaceful position on the popular Baddeley Green estate in Stoke-on-Trent. Offering well-proportioned, move-in-ready accommodation, ample parking, a garage and lovely countryside views to the rear, this is an ideal opportunity for first-time buyers, downsizers or investors alike.

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Denise White Estate Agents Comments

A well-presented two-bedroom first-floor apartment, tucked away in a peaceful position on the popular Baddeley Green estate, with lovely countryside views to the rear, ample off-road parking, a garage and a small lawned outdoor area.

Approached via a private entrance and stairs, the property opens into a welcoming entrance hallway with access to all rooms. The spacious lounge is a particular highlight, offering a versatile living space with a dual aspect and lovely views across the surrounding countryside to the rear. The kitchen sits to the rear of the property and is well equipped with a good range of storage units and generous work surfaces, whilst also making the most of the outlook.

There are two well-proportioned bedrooms, with the principal bedroom providing a comfortable double bedroom and the second offering a versatile space ideally suited to a single bedroom, home office or dressing room. Both bedrooms benefit from useful built-in storage cupboards. A well-presented family bathroom completes the accommodation.

Outside, the property enjoys a small lawned area, ample off-road parking and a garage belonging to the property. Tucked away from the main road within the estate, the position offers a pleasant degree of privacy, with the open countryside views to the rear adding a real sense of space.

Presented in excellent, move-in-ready condition, this is a property that can be enjoyed from day one without the need for immediate works. Its combination of well-proportioned accommodation, parking, garage, outdoor space and countryside outlook makes it an appealing choice for first-time buyers, downsizers or investors alike.

Location



Baddeley Green is a popular residential area to the north-east of Stoke-on-Trent, offering a good balance between everyday convenience and a more open, suburban setting. The local area provides a range of everyday amenities, including convenience stores, a post office, pharmacy and local food and drink options, whilst larger supermarkets and retail facilities are also within easy reach.

There are a number of schools nearby, including Hillside Primary School, Greenways Primary Academy and Milton Primary Academy, making the area a practical choice for a range of buyers.

For commuters, Baddeley Green benefits from regular bus services along Baddeley Green Road, with connections towards Hanley and surrounding areas, while Longport railway station is approximately 5½ kilometres away.

With its established residential setting, useful local amenities and convenient access to the wider Stoke-on-Trent area, Baddeley Green continues to offer a practical and well-connected place to call home.

Why We love This Home!



From the moment you arrive, it feels like a home that has been well looked after and, importantly, one that you can simply move straight into and enjoy.

We particularly love the position. Tucked away on the Baddeley Green estate, it feels nicely removed from the hustle and bustle, whilst the views across the countryside to the rear give the property a lovely sense of openness and privacy. It's not often you get that combination with a property of this type.

Inside, the accommodation is practical without feeling cramped, with a genuinely spacious lounge, a well-equipped kitchen and two good-sized bedrooms. The second bedroom also gives you that useful bit of flexibility, whether you need a home office, guest room or simply somewhere to keep things organised.

For a first-time buyer, it offers a great opportunity to get onto the property ladder without taking on a huge project. For an investor, the fact it is already in such good condition means there is little to do before putting it to use. Add in the parking, garage and outdoor space, and you have a property that ticks a lot of boxes.

Ultimately, this is one of those homes that feels easy — easy to move into, easy to make your own and easy to see yourself living in.

Entrance Hall

Lounge

17'8" x 11'5" (5.41 x 3.50)



Kitchen

9'9" x 6'5" (2.99 x 1.98)



Bedroom One

11'0" x 9'0" (3.37 x 2.75)



Bedroom Two

12'7" x 6'3" (3.85 x 1.91)



Bathroom

6'6" x 6'0" (1.99 x 1.83)



Outside



Outside, the property benefits from a surprisingly useful amount of space. To the side, there is ample off-road parking, alongside a single garage belonging to the property. There is also a pleasant triangular-shaped lawned area, adding a little green space and providing a spot to enjoy the property's peaceful position. The rear outlook is particularly appealing, with lovely open views across the surrounding countryside.

Agents Notes

Tenure: Freehold
Services: Electric Heaters , Mains water, sewage, electricity
Council Tax: Stoke On Trent Band B
NO CHAIN

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



"Work hard. Stay humble. Always be kind" - Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence.

More than property, it's about people, homes and the next chapter.

WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Property To Sell?
Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

Property To Let?
Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

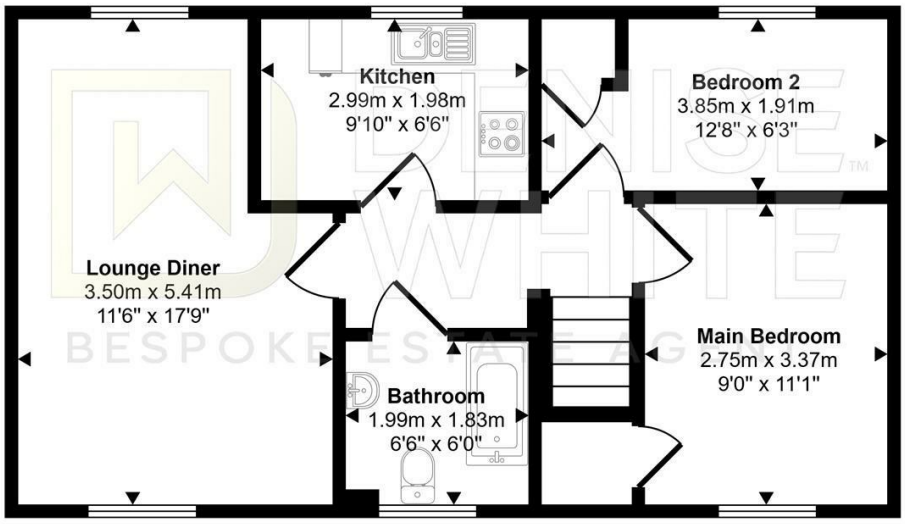
You Need A Solicitor!
The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

Do You Need A Mortgage?
Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

Buyer ID Checks
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan

Approx Gross Internal Area
53 sq m / 566 sq ft



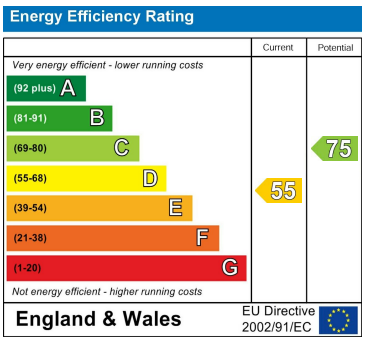
First Floor

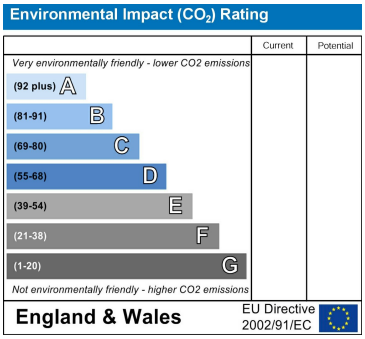
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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