



## 10 Rosedawn Close West, Stoke-On-Trent

£270,000 Freehold

Beautifully presented home positioned over four levels with spacious living and dining areas, a top floor master bedroom with canal-side balcony, and three further bedrooms for family living. • Perfectly located canal-side with stunning views, easy access to top-rated schools, Hanley town centre and bus, road, and rail links. • Low-maintenance wrap around garden with plenty of patio seating space, two stunning balcony's, direct access to the peaceful canal. Plus a driveway with off-road parking and a garage. • Bright living room and an open-plan kitchen/diner with plenty of space for dining, a breakfast bar, ample cabinetry and appliance space and your very own canal-side balcony. • This home is perfect for growing families, a couple looking for space to blossom or simply someone who just loves a home with personality.



Nestled ever so sweetly like a rose between two thorns, this charming four-bedroom home stands out for all the right reasons. Set along the peaceful canal on Rosedawn Close West, this home is bursting with character, warmth, and more than a hint of petal-powered personality. Spread over four blooming levels, each floor unveils something new for the whole family to explore. With balconies that practically beg for morning coffees and sunset gazing, a spiral staircase that adds just the right twist of charm, and canal-side living that brings calm with every ripple. Start your journey on the sunlit ground floor, home to a spacious open-plan kitchen/diner. There's ample cabinetry to store every culinary creation, plenty of room for appliances, a stylish breakfast bar, and a dining area perfect for family dinners or late-night laughs. Throw open the doors to your very own canal-facing balcony, perfect for a spot of morning coffee. Next door, a convenient W/C keeps things practical, and the spiral staircase gives this home a signature twist. The lower floor opens with an expansive living room offering space galore for the entire family to kick back and relax. Glazed French doors lead directly out to your low-maintenance garden space with patio seating space and easy access to the canal. The first floor of this home offers two generously sized double bedrooms, a further single bedroom (ideal for a nursery, home office, or hobby room), plus a family bathroom to keep everyone clean and serene. The top floor of this home boasts a spacious and bright master bedroom, complete with fitted wardrobes, a sleek en-suite shower room, and a showstopper. East-facing balcony with stunning canal views and a peek at the area's historical pottery kilns. The low-maintenance wraparound garden leads directly to the canal, and out front there's a spacious storage room, a driveway with off-road parking, and even a garage—because even roses need a little shelter. This blooming lovely home is within easy walking distance of Hanley's bustling town centre, packed with shops, supermarkets, restaurants, and everything you need. Top-rated schools are just a short drive away, and for commuters, it's a dream: with Hanley bus station, the A52, A500, M6, and Stoke train station all nearby, your roots may be planted here, but you'll never feel stuck. So, whether you're a growing family, a couple looking for space to blossom, or simply someone who loves a home with personality and a petal or two of charm—this canal-side beauty on Rosedawn Close West might just be the *pick of the bunch*.

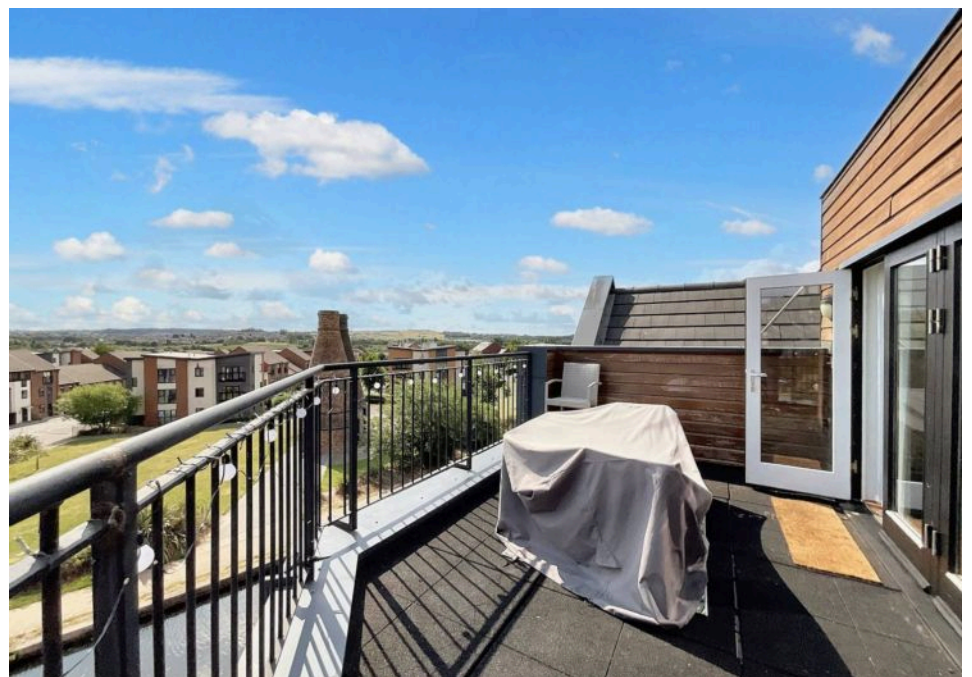
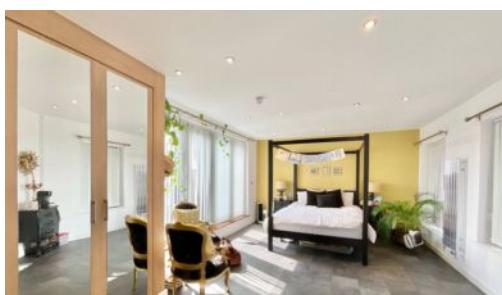


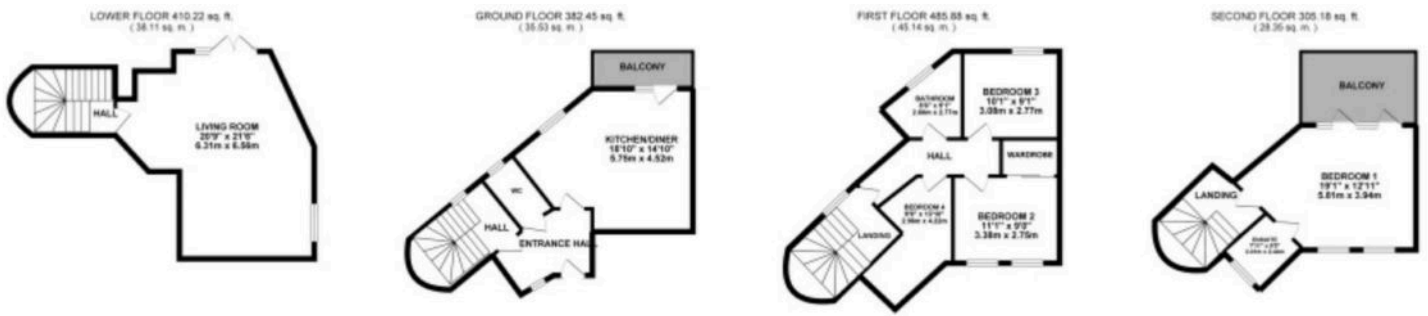
Charming 4-bed canal-side home in Rosedawn Close West. Plenty of character, stunning balconies, spiral staircase, and canal views. Easy access to Hanley town centre and commuter links. Ideal for families or those seeking unique charm. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

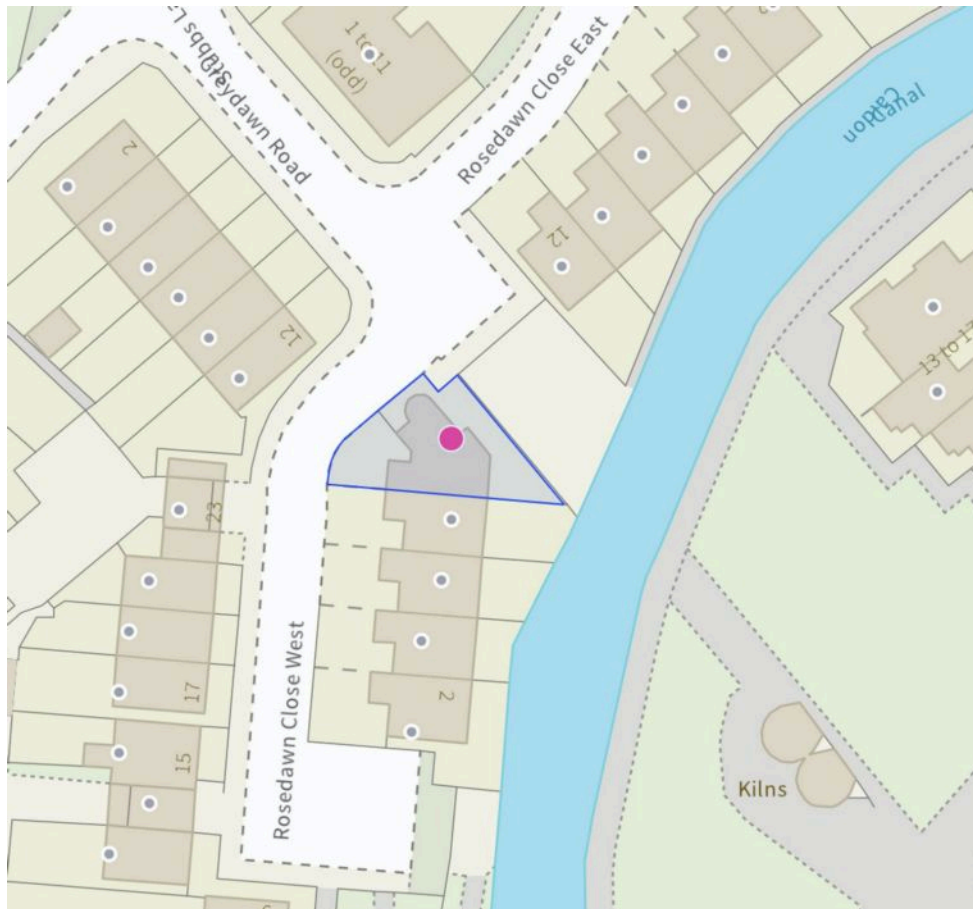
EPC Environmental Impact Rating: C





**TOTAL FLOOR AREA: 1563.73 sq. ft. (147.13 sq. m.) approx.**

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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