

FOR SALE



Caverswall Road, Weston Coyney, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £240,000


MARTIN & CO



**Caverswall Road, Weston
Coyney, Stoke-on-Trent
3 Bedrooms, 1 Bathroom
Offers In Excess Of £240,000**

- Three comfortable bedrooms
- Newly refurbished bathroom
- Modern refurbished kitchen
- Two spacious reception rooms
- Versatile garden room

OVERVIEW Welcome to this delightful semi-detached home that is now available for purchase. In an immaculate condition, this property is a testament to the love and care showered upon it by the current owners. The modern and contemporary style is evident throughout the home, yet there is scope for you to add your personal touches in certain areas.

The property boasts of three comfortable bedrooms. The master bedroom is a double room with built-in wardrobes, ensuring ample storage. The second bedroom is also a double, perfect for guests or children. The third bedroom is a cosy single room, with built-in wardrobes, making it an ideal space for a child or a home office. The bathroom has been newly refurbished, adding to the modern aesthetics of the home.

The kitchen, also recently refurbished, promises to be a pleasure to cook in with its modern appliances. The property also has two spacious reception rooms, ideal for entertaining or relaxing with family. An added bonus is the versatile garden room which opens onto the rear garden, giving you additional living space.

Unique features of this property include a garage and garden, providing outdoor space for relaxation or play.

The location of the property is perfect for families and couples, with nearby schools, local amenities and green spaces adding to the appeal. This home has been much improved by the current owners and is waiting for you to make it your own.

PORCH 0' 0" x 0' 0" Entered via a UPVC front door.

HALL Hardwood front door, stairs to first floor, wood effect laminate flooring, radiator.





DINING ROOM 12' 0" x 11' 11" (3.66m x 3.63m) Having double glazed bay window to the front elevation, radiator.

LOUNGE 13' 10" x 12' 0" (4.22m x 3.66m) Living flame gas fire with feature surround, double glazed window to the rear elevation, radiator.

INNER HALLWAY Access door to garage.

KITCHEN 16' 11" x 12' 5" (5.16m x 3.78m) Stylish and contemporary kitchen fitted with a range of wall and base unit with work surface over which incorporates a sink unit and drainer with spray tap, integrated double oven and hob, integrated dishwasher, space for fridge/freezer, two windows to the rear elevation, vinyl flooring. There is a very useful breakfast room with breakfast bar and French doors opening into the garden room. Understairs storage cupboard. Radiator.

GARDEN ROOM 15' 5" x 8' 7" (4.7m x 2.62m) A light, spacious and versatile room having double glazed

window to the rear and UPVC doors to both the rear and side elevations, radiator.

STAIRS AND LANDING Double glazed window to the side elevation.

BEDROOM 1 13' 1" x 12' 0" (3.99m x 3.66m) Having fitted wardrobes, double glazed window to the rear elevation, radiator.

BEDROOM 2 11' 1" x 10' 0" (3.38m x 3.05m) Double glazed window to the front elevation, built in storage cupboard, radiator.

BEDROOM 3 8' 0" x 6' 9" (2.44m x 2.06m) Having fitted wardrobes, double glazed window to the front elevation, radiator.

BATHROOM 7' 10" x 6' 8" (2.39m x 2.05m) Stylish and contemporary white suite comprising; low level WC, hand wash basin set in vanity unit and bath with shower over, double glazed window to the rear elevation,



heated towel rail.

FRONT GARDEN The property is approached via a block paved driveway which leads up to a single garage with up and over door with an adjacent front garden.

REAR GARDEN To the rear of the property there is an enclosed garden which is mainly laid to lawn with decked steps leading down from the garden room. The garden is edged by mature hedges and borders and affords a good degree of privacy.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		





All measurements are approximate and for display purposes only

Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH
T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



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