

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



1 Fernlea Grove, Weston Coyney, Stoke-On-Trent, ST3 5HT

£244,900

- Watch Our Online Video Tour!
- Re-Roofed
- Combi Boiler
- No Upward Chain
- Extensive Off Road Parking
- Four Bedrooms + Two Shower Rooms
- Fitted Kitchen
- Upvc Double Glazing
- An Exceptional Property

Extensive alterations and extension to this semi-detached house have totally transformed the property so it offers unrivalled accommodation in a prime location!

On the ground floor, an extension has created an impressive shower room and bedroom four with double glazed patio doors which open out into the garden. This area is eminently suitable for occupation by a dependent relative or teenager in mind and in addition there is a very spacious lounge and dining room which extends from the front to the rear of the property and a well equipped fitted kitchen.

On the first floor, the property has three bedrooms and a modern shower room. Heating is from a gas combi boiler with electric radiators to the ground floor extension.

Externally this house is unusual in that it offers extensive parking space ideally suitable for anyone with a caravan/motorhome or several cars and the sun trap rear garden faces a south-south-westerly direction.

See our online virtual tour and for more information call or e-mail us.



ENTRANCE HALL

Upvc double glazed front door. Grey laminate flooring. Electric radiator.

SHOWER ROOM

8'10" x 8'0" (2.69 x 2.44)

Impressive room with beautifully tiled floor. Part tiled walls. Upvc double glazed window. Radiator. White wash basin within a fitted unit. Low level wc. Large walk in shower with rain head. Spotlights. Extractor.

BEDROOM FOUR/SITTING ROOM

12'10" x 10'0" max (3.91 x 3.05 max)

Fitted carpet. Electric radiator. Spotlights. Velux roof light. Upvc double glazed patio doors with fitted vertical blinds.

INNER HALL

Upvc double glazed former front door leading into the former front porch which is now a cloakroom with tiled floor and two Upvc double glazed windows. Grey laminate flooring. Radiator. Stairs leading to the first floor. Understairs storage cupboard.

LOUNGE AND DINING ROOM

24'10" x 11'4" max 9'2" min (7.57 x 3.45 max 2.79 min)

Fitted carpet. Two double radiators. Two Upvc double glazed windows. Feature fireplace with marble hearth and inserts and living flame gas fire.

KITCHEN

12'2" x 8'8" (3.71 x 2.64)

Tiled floor. Part tiled walls. Excellent range of wall cupboards and base units with a high gloss finish and integrated gas hob, stainless steel cooker hood and double under oven. Plumbing for washing machine. Radiators. Spotlights. Two Upvc double glazed windows (one with fitted roller blind). Upvc double glazed rear door.

FIRST FLOOR LANDING

Fitted stair and landing carpets. Upvc double glazed window. Access to the loft with fold down ladder. We understand that the loft is mainly boarded and has lighting. Very useful storage/airing cupboard containing the Worcester gas combi boiler.

BEDROOM ONE

13'0" into bay x 11'4" (3.96 into bay x 3.45)

Fitted carpet. Radiator. Upvc double glazed bay window. Spotlights.

BEDROOM TWO

12'2" x 9'3" (3.71 x 2.82)

Fitted carpet. Radiator. Upvc double glazed window. Spotlights.

BEDROOM THREE

8'8" x 6'5" (2.64 x 1.96)

Fitted carpet. Radiator. Upvc double glazed window. Fitted storage cupboards.

SHOWER ROOM

6'6" x 5'10" (1.98 x 1.78)

Vinyl floor tiles. Part tiled walls. White suite consisting of wash basin within a fitted unit, low level wc and walk in shower. Stainless steel centrally heated towel rail. Radiator. Upvc double glazed window. Spotlights. Wall mounted electric heater.

OUTSIDE

The house occupies a large and impressive corner plot with extensive paved patio areas and loggia all facing south-southwest. There is a substantial timber garden shed, two outside taps and a paved/gravelled driveway for one car at the front of the house together with a small lawned area of garden.

Further down Fernlea Grove towards Coupe Drive, double gates provide access to an extensive parking area approximately 35 ft deep and 19 ft wide.





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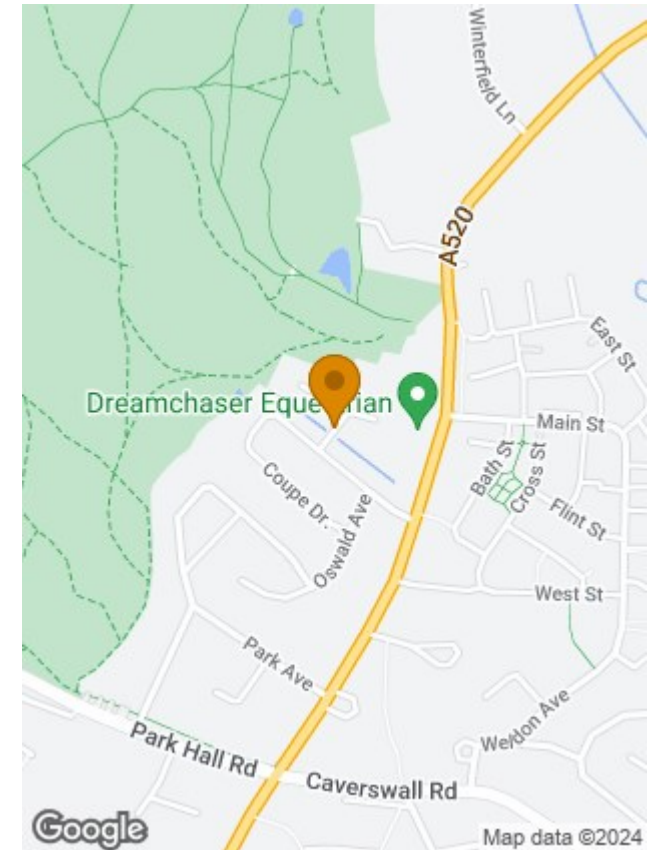
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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