

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



334 Sandon Road, Meir Heath, Stoke-On-Trent, ST3 7EB

£245,000

- Watch Our Online Video Tour!
- Three Bedrooms
- Gas Combi Boiler
- Lovely Original Features
- Traditional Appearance... Prime Location!
- Impressive Lounge and Dining Room
- UPVC Double Glazing
- Detached Garage And Extensive Parking

A GOOD LOOKING SEMI-DETACHED HOUSE IN A PRIME LOCATION!

Meir Heath is a popular place to live and this traditional semi-detached house is not only in a good position but also has a great appearance and family sized accommodation.

The property has UPVC double glazed windows and external doors, gas central heating from a combi boiler and lovely original features including a black and white tiled floor in the entrance hallway and original picture rails in some rooms.

The lounge is separated from the dining room by an open archway and opens into the garden, all three bedrooms are of sensible proportions and the bathroom has a white suite and shower over the bath.

There is plenty of parking and turning space at the front of the property as well as a further section of tarmac drive leading to the detached garage.

This property is conveniently close to local schools, neighbourhood shops at Meir Heath and access to the A50.

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



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door and windows. Original black and white tiled floor. Radiator. Walk in pantry and shelving and UPVC double glazed window. Stairs leading to the first floor.

DINING ROOM

10'11 x 10'10 + bay front (3.33m x 3.30m + bay front)
Fitted carpet. Radiator. Original picture rails. UPVC double glazed bay window with fitted vertical blinds. Open arch leading into the...

LOUNGE

11'2 + bay x 10'11 (3.40m + bay x 3.33m)
Fitted carpet. Radiator. UPVC double glazed windows and double doors leading into the garden (all with fitted vertical blinds). White fireplace surround and living flame effect electric fire. Original picture rails.

KITCHEN

15'8 x 6'2 (4.78m x 1.88m)
Tiled floor and part tiled walls. Range of wall cupboards and base units with a pale timber effect finish. Plumbing for washing machine. Two UPVC double glazed windows with venetian blinds. UPVC double glazed door. Wall mounted Worcester combi boiler for central heating and hot water. Breakfast bar.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window with fitted vertical blinds. Access to the loft.

BEDROOM ONE

13'8 x 9'9 max (4.17m x 2.97m max)
Fitted carpet. Radiator. UPVC double glazed bay window with fitted vertical blinds. Very good range of fitted wardrobes with storage cupboards above.

BEDROOM TWO

11'3 x 10'11 (3.43m x 3.33m)
Fitted carpet. Radiator. UPVC double glazed window. Original picture rails.

BEDROOM THREE

7'9 x 6'2 (2.36m x 1.88m)
Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

BATHROOM/WC

7'4 x 6 (2.24m x 1.83m)
Tiled floor and walls. White suite featuring a wash basin and wc within a fitted unit and a panelled bath with shower fitting. Fitted wall cupboards and shelving. Stainless steel centrally heated towel rail radiator. UPVC double glazed window with fitted vertical blinds. Extractor.

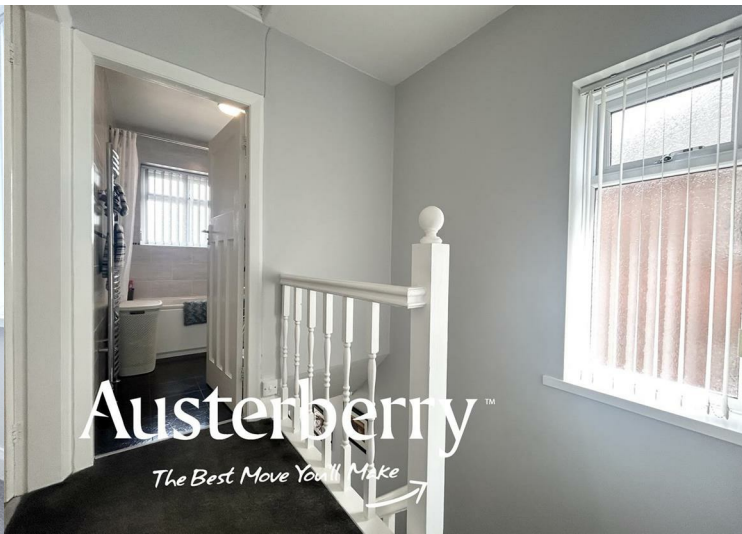
OUTSIDE

There is a charming West facing rear garden with paved patio, lawn, beds, borders, greenhouse and an outside tap.

There's plenty of parking space for several vehicles in the tarmac driveway at the front of the house and double gates lead into a further section of driveway and to the...

DETACHED SINGLE GARAGE

Up and over door. Side door. UPVC double glazed window. Power.



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CONDITIONS OF LET

- * Smoking: No Smoking is permitted in the Property
- * Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet.
- * Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at the Landlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

WHAT IT WILL COST

PRIOR TO MOVING IN:

- * One month's rent due on move in
- * Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in
- * Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY:

- * Payment of £50 if you want to change the tenancy agreement
- * Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy
- * Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy
- * Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
- * Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION

Austerberry is a member of Propertymark's Client Money Protection (CMP) Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.

TO APPLY

For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

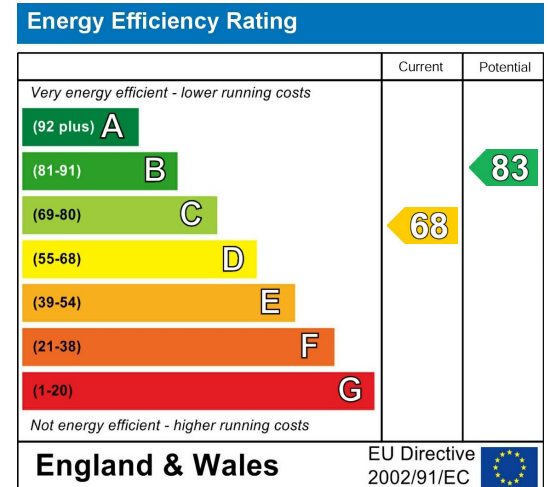
PLEASE NOTE

- * These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
- * 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.

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



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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