

# Austerberry™

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Estate Agents

Letting and Management Specialists



31 Parkhead Drive, Weston Coyney, Stoke-On-Trent, ST3 6EW

Offers In Excess Of

£180,000

- Three Good bedrooms
- Wider plot
- Modern Bathroom
- Brick Outbuilding
- Lots Of Parking Space
- Modern Fitted Kitchen
- Combi Boiler
- Close To Local Schools And Shops

Three good size bedrooms and plenty of parking space!

This traditional semi-detached house at 31 Parkhead Drive, Weston Coyney is within easy walking distance of local schools and neighbourhood shops.

The house occupies a wider plot than usual with a really attractive modern shaker style fitted kitchen with an island and integrated oven and hob and there is also a modern bathroom complete with rain head shower over the bath.

Heating for the property is from a gas combi boiler and many of the windows together with the external doors are UPVC.

There is plenty of space for parking to the side of the house

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



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## ENTRANCE HALL

UPVC Double glazed front door and window with fitted roller blind. Laminate flooring. Radiator. Stairs leading to the first floor and door leading in to the...

## LOUNGE

13 +bay x12 front (3.96m +bay x3.66m front)

Laminate flooring. Radiator. Feature fireplace with log effect gas fire. Single glazed timber framed bay window with fitted vertical blind.

## KITCHEN & DINING AREA

18'4 x 9'2 (5.59m x 2.79m)

Modern shaker style fitted kitchen finished in grey with soft close doors and drawers. Integrated gas hob, stainless steel cooker hood and under oven. Island unit/ breakfast bar. Plumbing for washing machine. UPVC Double glazed window with fitted roller blind. UPVC Double glazed double doors with fitted vertical blinds leading into the garden.

Walk in pantry/ storeroom with space for fridge/freezer and single glazed timber window.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet. UPVC Double glazed window with fitted roller blind. Access to the loft. Large storage cupboard/ former airing cupboard.

### BEDROOM ONE

12'00 x 10'9 (3.66m x 3.28m)

UPVC Double glazed window with fitted vertical blind. Fitted carpet. Radiator.

### BEDROOM TWO

10'9 x 9'6 (3.28m x 2.90m)

UPVC Double glazed window with fitted vertical blind. Fitted carpet. Radiator. Storage cupboard which contains Vaillant gas combi boiler for central heating and hot water.

### BEDROOM THREE

9'3 x 7'4 front (2.82m x 2.24m front)

UPVC Double glazed window with fitted vertical blind. Fitted carpet. Radiator. Fitted wardrobe/ storage cupboard.

### BATHROOM/ W/C

6'3 x 5'5 (1.91m x 1.65m)

Vinyl flooring. Tiled walls. White suite featuring a shaped bath with rain head shower and screen over. Pedestal wash basin. Low level W/C. Stainless steel centrally heated towel rail radiator. UPVC double glazed window with fitted roller blind.

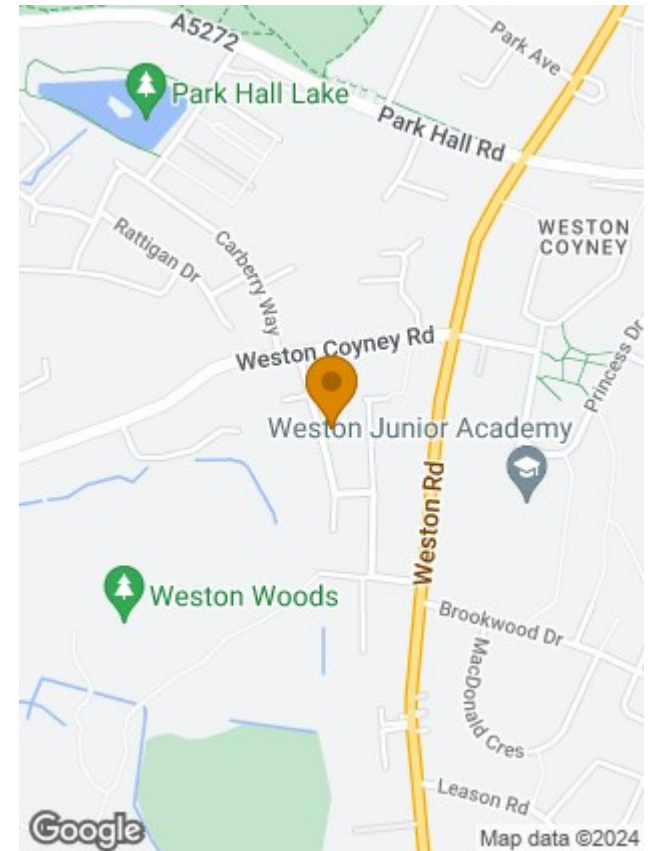
## OUTSIDE

The house stands on a wide plot with a privet hedge and garden to the front and a long driveway with double gates and space to park numerous vehicles to the side of the property. There is also a brick outbuilding containing two storage sheds and a W/C. To the rear is a pleasant garden with lawn, paving and borders.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



### 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](mailto:enquiries@austerberry.co.uk)

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