

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



36 Wetherby Road, Trentham, Stoke-On-Trent, ST4 8AZ

£285,000



- Ideal Trentham Location!
  - Three Bedrooms
- Fitted Kitchen + Dining Area
  - Block Paved Drive
- Schools And Shops Nearby!
  - Conservatory
  - Garage
  - Delightful Private Garden

## IDEAL TRENTHAM LOCATION!

Everything you could hope for in terms of an ideal Trentham location and great accommodation!

This linked detached house has plenty of parking space in a block paved driveway at front, an attached garage at the side and a delightful private garden complete with a gate leading onto the landscaped walkway, which leads to the canal towpath.

This house also features a most comfortable lounge and a very well fitted open plan kitchen with dining area and double doors which open into a beautiful double glazed conservatory.

On the first floor you'll find three sensibly proportioned bedrooms as well as a family bathroom and the property benefits from UPVC double glazing together with a combi boiler for gas central heating.

Wetherby Road is conveniently close to popular local schools as well as neighbourhood shops and access to the A50 and M6.

For more information call or e-mail us.





## GROUND FLOOR

### ENTRANCE HALL

Composite double glazed front door. Fitted carpet. Coat cupboard. Door leading into the...

### LOUNGE

15'4 max x 15'3 (4.67m max x 4.65m)

Fitted carpet. Radiator. UPVC double glazed bay window. White fireplace surround with marble hearth and inserts and living gas fire. Open plan stairs to the first floor. Double doors leading into the...

### OPEN PLAN KITCHEN AND DINING ROOM

15'4 x 9'5 (4.67m x 2.87m)

### KITCHEN AREA

Tiled floor. Excellent range of wall cupboards and base units with an off white paint effect finish together with integrated gas hob, cooker hood, double oven, soft close doors and drawers and granite effect worktops. Space for fridge freezer. Plumbing for washing machine. Walk in pantry with shelving. UPVC double glazed window with fitted blind. UPVC double glazed external door with fitted blind.

### DINING AREA

Fitted carpet. Radiator. UPVC double glazed double doors leading into the...

### CONSERVATORY

11'4 x 7'10 (3.45m x 2.39m)

Fitted carpet. Radiator. UPVC double glazed windows and double doors leading into the garden, all with fitted vertical blinds.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Access to the loft. Radiator. UPVC double glazed window. Airing cupboard containing the gas combi boiler for central heating and hot water.

## BEDROOM ONE

12'8 x 8'7 (3.86m x 2.62m)

Fitted carpet. Radiator. UPVC double glazed window. Excellent range of fitted wardrobes, storage cupboards and drawers. Built in wardrobes.

## BEDROOM TWO

10'2 x 8'6 (3.10m x 2.59m)

Fitted carpet. Radiator. UPVC double glazed window with fitted blind. Fitted wardrobes.

## BEDROOM THREE

8'6 x 6'6 (2.59m x 1.98m)

Fitted carpet. Radiator. UPVC double glazed window.

## BATHROOM/WC

6'6 x 5'5 (1.98m x 1.65m)

Tiled floor and walls. White suite complete with shower fitting over the bath, wash basin and wc. Fitted mirror. Radiator. UPVC double glazed window with fitted roller blind.

## OUTSIDE

There's a lovely private garden to the rear of this house which is fully fenced and features paved patio areas, lawn, borders and a shed. There is also a gate through to a landscaped walkway which leads to a canal towpath. There is an outside tap.

There's a sweeping block paved driveway with space for at least two cars at the front of the property and this leads to the...

## ATTACHED GARAGE

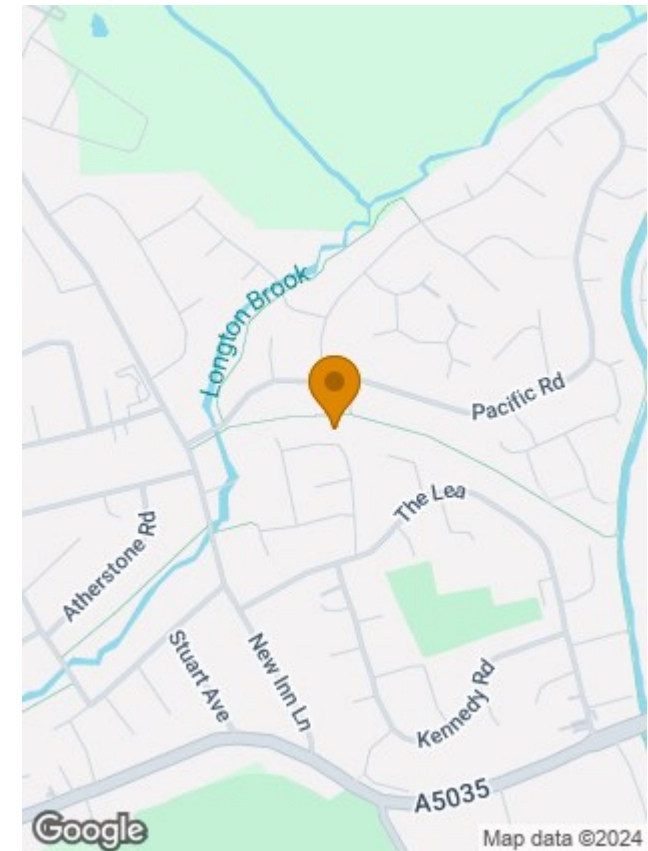
Double doors to the front. UPVC double glazed door to the rear. Light and power.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</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 - 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](mailto:enquiries@austerberry.co.uk)

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