

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



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

Offers Over

£425,000

- Flexible Accommodation
- Home Office/Leisure Room/Summer House
- Master Bedroom With En-Suite
- South Facing Garden
- Four/Five Bedrooms
- Impressive Conservatory
- Potential Bedroom Five With En-Suite
- Extensive Parking

## EXCEPTIONAL COMPLETE WITH ANNEXE + DESIRABLE LOCATION!

Flexibility is the key to the accommodation on offer here at 31 Wetherby Road, Trentham and it certainly delivers on so many different levels.

If you need home office accommodation you will find the potential for it here both inside and outside the property. If you need a house to accommodate a dependant and potentially disabled relative you will also find it here and finally, if all you're looking for is a truly impressive house in a prime Trentham location with enough space for you and your family as well as a low maintenance south facing garden, delightful summer house/leisure room and plenty of off road parking space it is most definitely here all within comfortable walking distance of neighbourhood shops, schools and even Trentham Gardens!

This property is presented to an extremely high standard and is competitively priced!

For more information please contact us.



## GROUND FLOOR

### ENTRANCE HALL

Composite double glazed contemporary style front door. UPVC double glazed window. Tiled floor. Stairs leading to the first floor.

### SITTING ROOM

21'7 x 14'0 max, 8'9 min (6.58m x 4.27m max, 2.67m min)

Fitted carpet. Two radiators. UPVC double glazed bay window at the front with fitted blind. Spotlights. UPVC double glazed patio doors at the rear leading into the...

### CONSERVATORY

17'2 x 11'5 max, 8'4 min (5.23m x 3.48m max, 2.54m min)

Fitted carpet. Radiator. UPVC double glazed windows and double doors with fitted vertical blinds.

### FITTED KITCHEN

12'1 x 7'11 & 7'8 x 4'10 (3.68m x 2.41m & 2.34m x 1.47m)

A stunning U shaped room! Tiled floor. An impressive and comprehensive range of wall cupboards, storage cupboards and base units with a dark grey high gloss finish all with soft close doors and drawers together with an integrated gas hob with cooker hood, double oven, microwave and fridge freezer. Breakfast bar/additional work surface. Plumbing for washing machine. Concealed Baxi gas combi boiler. Utility area with integrated freezer. Spotlights. UPVC double glazed window. External door. Two timber velux double glazed windows. Low level convector radiator.

### LIVING ROOM/DINING ROOM/ BEDROOM FIVE

17'10 x 10'7 (5.44m x 3.23m)

Fitted carpet. Double radiator. Two UPVC double glazed windows with fitted blinds.

### EN-SUITE WET ROOM

7'5 x 4'11 (2.26m x 1.50m)

Tiled walls. White suite featuring a low level wc, wash basin and rain head shower. UPVC double glazed window. Spotlights. Extractor. Traditional antique style radiator.

## FIRST FLOOR

### LANDING

Laminate flooring. Access to the loft.

## BEDROOM ONE

15'11 x 10'6 (4.85m x 3.20m)

Laminate flooring. Two UPVC double glazed windows with fitted blinds. Radiator.

## EN-SUITE SHOWER ROOM

10'5 x 4'8 (3.18m x 1.42m)

Panelled walls. Spotlights. Two UPVC double glazed windows. White wc and wash basin and a room width rain head shower.

## BEDROOM TWO

10'8 x 10'7 (3.25m x 3.23m)

Laminate flooring. UPVC double glazed window with fitted blinds. Radiator.

## BEDROOM THREE

10'9 x 8'7 (3.28m x 2.62m)

Fitted carpet. UPVC double glazed window with fitted blinds. Radiator.

## BEDROOM FOUR

8'6 x 7'11 max measurements (2.59m x 2.41m max measurements)

Fitted carpet. UPVC double glazed window with fitted blinds. Radiator.

## FAMILY BATHROOM

6'5 x 5'5 (1.96m x 1.65m)

Tiled walls. Antique style centrally heated towel rail radiator. White low level wc, wash basin within a fitted unit and panelled bath with shower fitting. UPVC double glazed window. Spotlights. Extractor.

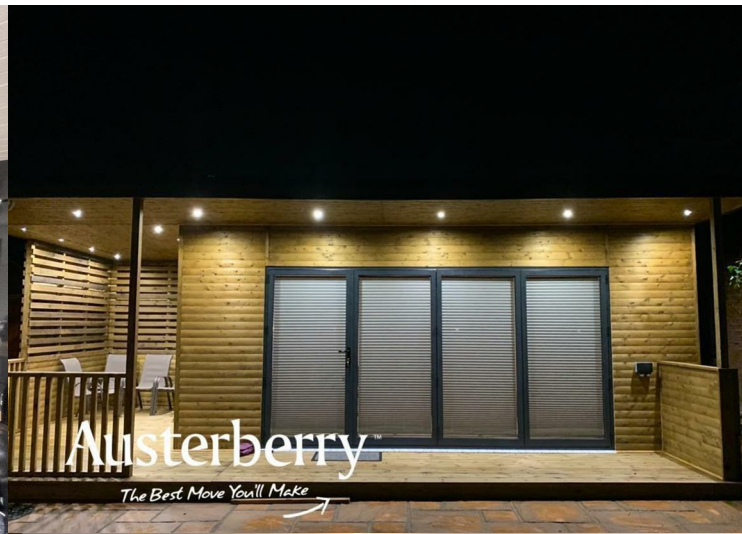
## OUTSIDE

The house stands on a prominent corner plot with extensive tarmac and block paved car parking space within the driveway to the front of the house and tall double gates to the side.

There is a very private rear garden there is a most attractive raised bed as well as a large timber shed, outside tap, outside lighting and a...

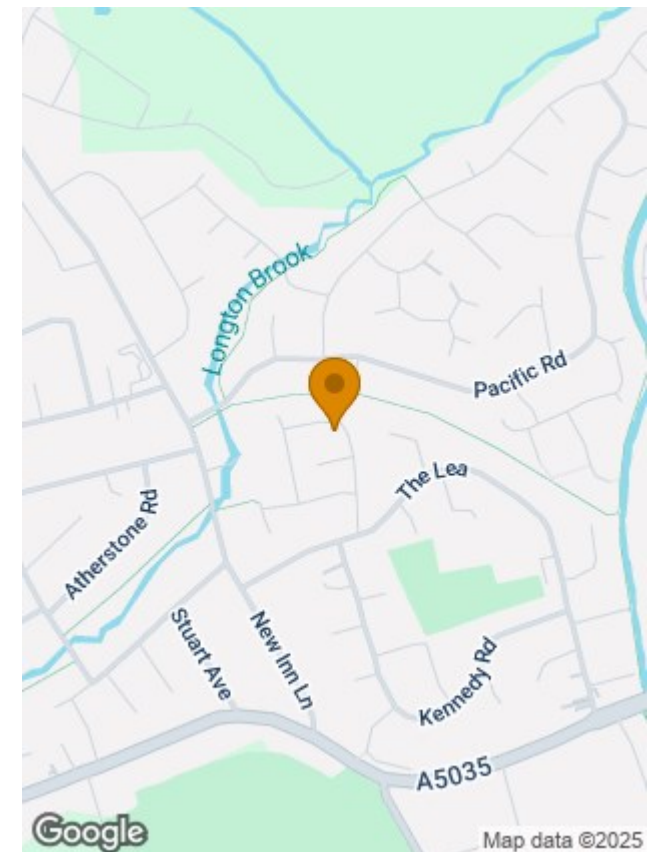
## MAGNIFICENT SUN ROOM/OFFICE

Bifold doors. Tiled flooring. UPVC double glazed window with fitted blind to the side of the room. And even a log burning stove!





| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          | <b>67</b> | <b>80</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</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 |           |                                                                                                                |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |



## MATERIAL INFORMATION

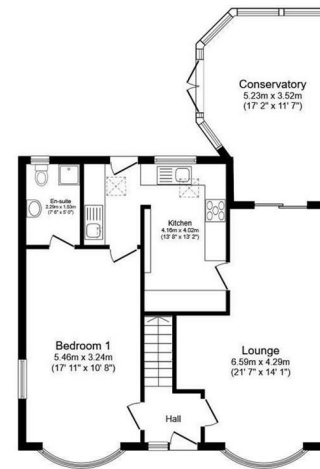
Tenure - Freehold

Council Tax Band - D

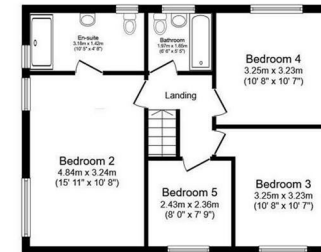


### PLEASE NOTE

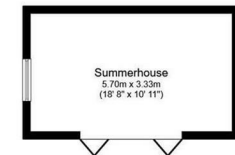
- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have 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.



**Ground Floor**  
Floor area 82.6 m<sup>2</sup> (889 sq.ft.)



**First Floor**  
Floor area 56.2 m<sup>2</sup> (605 sq.ft.)



**Outbuilding**  
Floor area 19.0 m<sup>2</sup> (204 sq.ft.)

**TOTAL: 157.8 m<sup>2</sup> (1,699 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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