

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



2 Cottage Close, Lightwood, Stoke-On-Trent, ST3 7FT

£315,000

- Watch Our Online Video Tour!
- Four Bedrooms
- Lounge And Separate Dining Room
- Garage Conversion
- A Detached House
- En-Suite Shower Room
- Family Bathroom With A White Suite
- No Chain!

A brilliant blank canvas with an abundance of accommodation!

This attractive detached family house occupies a prominent corner plot. It sounds cliché, but this four bedroom house has a lot to offer the next owners including large rooms on the ground floor and potential to combine the kitchen and dining room.

The garage has been converted to create an extra reception room downstairs and the bedrooms are all very well proportioned and benefit from integral storage cupboards in every room. The master en-suite shower room is much larger than normal with a walk in shower and there's a very practical utility room on the ground floor and a garden shed with light and power!

What's even better is the property has no upward chain to slow down your purchase and is available now. Viewing is strongly advised to truly appreciate the proportions of this house.

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



## GROUND FLOOR

### ENTRANCE HALL

Timber front door. Grey laminate flooring. Radiator. Stairs to the first floor.

### LOUNGE

17'0 x 11'9 (5.18m x 3.58m)

Grey fitted carpets. Two radiators. Feature fireplace. UPVC double glazed bay window. Double doors leading into the...

### DINING ROOM

11'0 x 9'10 (3.35m x 3.00m)

Grey fitted carpet. Radiator. UPVC double glazed sliding patio doors.

### KITCHEN

11'0 x 10'8 (3.35m x 3.25m)

Range of timber fitted wall cupboards and base units with worktop space and integrated gas hob and electric oven. Plumbing for dishwasher. UPVC double glazed window. Radiator. Under stairs pantry. Radiator.

### UTILITY ROOM

8'8 x 5'3 (2.64m x 1.60m)

Plumbing for washing machine. Vent for dryer. Sink, units and worktop space. UPVC double glazed window. External rear door. Radiator.

### CLOAKS/WC

Wash basin and wc. Radiator. Window.

### ADDITIONAL RECEPTION ROOM/FORMER GARAGE

19'0 x 8'1 (5.79m x 2.46m)

Fitted carpet. External door. Radiator. Window. Units. Gas central heating boiler.

## MASTER BEDROOM

12'2 x 18'7 max, 12'2 min (3.71m x 5.66m max, 3.71m min)

Fitted carpet. Two Windows. Large radiator. Two fitted wardrobes with sliding mirrored doors.

## EN-SUITE SHOWER ROOM

10'2 x 8'2 (3.10m x 2.49m)

Grey suite consisting of a wash basin, wc, bidet and walk in shower cubicle with tiled walls. Radiator. Window.

## BEDROOM TWO

11'3 x 8'0 (3.43m x 2.44m)

Fitted carpet. Radiator. UPVC double glazed window. Integral storage cupboard.

## BEDROOM THREE

11'5 x 8'1 (3.48m x 2.46m)

Fitted carpet. Radiator. UPVC double glazed window. Integral storage cupboard.

## BEDROOM FOUR

8'1 x 7'8 (2.46m x 2.34m)

Fitted carpet. Radiator. UPVC double glazed window. Integral storage cupboard.

## FAMILY BATHROOM

11'3 x 5'4 (3.43m x 1.63m)

Pale blue suite consisting of a pedestal wash basin, wc and panelled bath with shower fitting over. Window. Radiator. Part tiled walls. Carpet.

## OUTSIDE

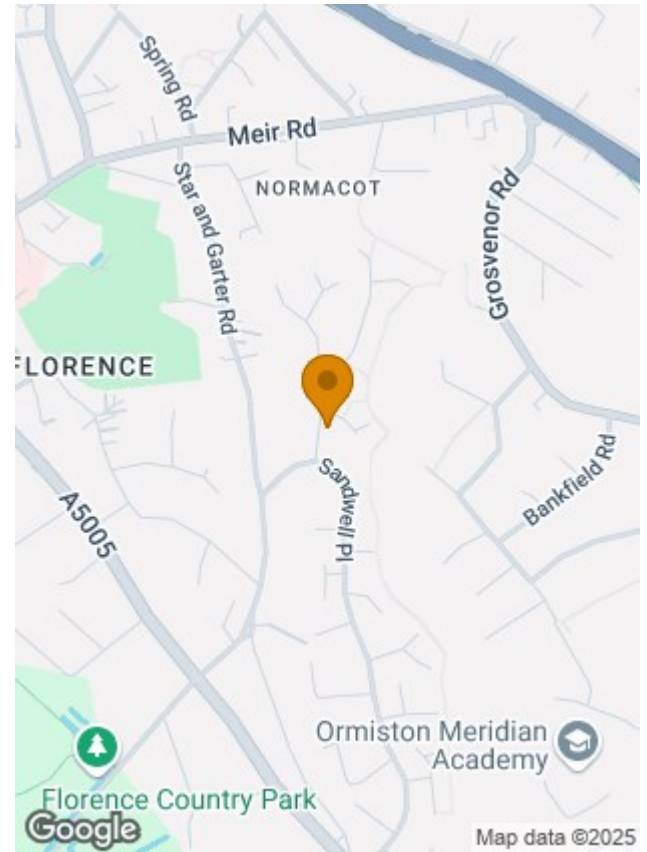
The house sits on a large corner plot with a lawned front garden and a tarmac double drive.

To the rear there is a paved patio and lawn with mature shrubs and hedge borders. There is also a garden shed which has light and power.





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>79</b> |
| (69-80) <b>C</b>                            | <b>66</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 - 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.

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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