

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



4 Ebury Grove, Meir, Stoke-On-Trent, ST3 5LY

Offers In Excess Of

£150,000

- An Exceptional Property
 - Conservatory
 - GF Cloakroom/ WC
 - Two Well Proportioned Bedrooms
- Cul-De-Sac Location
 - Open Plan Kitchen And Dining Area
 - First Floor Wetroom
 - Extensive Parking And Workshops

An unusual and impressive semi-detached house in a sought after location!

Located in a quiet cul-de-sac position and featuring impressive accommodation, plenty of off road parking space and a range of very useful workshops.

We consider this to be a very special semi-detached house which has been improved very considerably by the present owner. Features include a most comfortable and attractive lounge, a well equipped kitchen and dining room, downstairs cloakroom and two well proportioned bedrooms as well as a first floor wet room.

Heating is from a gas combi boiler, there is UPVC double glazing throughout as well as a UPVC double glazed conservatory.

The property is within walking distance of a bus stop, and local schools are only a short distance away!

For more information call or e-mail us.



ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Stairs leading to the first floor. Door in to the...

LOUNGE

11'9 x 11'5 in to bay front (3.58m x 3.48m in to bay front)

Fitted carpet. Radiator with decorative cover. Additional modern vertical radiator. Feature white fireplace surround with living flame effect electric fire. UPVC double glazed bay window with fitted vertical blind. Double doors leading into the...

OPEN PLAN KITCHEN AND DINING ROOM

17'3 x 11'2 (5.26m x 3.40m)

Tiled floor and tiled walls to the kitchen area. Three radiators. Breakfast bar. A range of base units and drawers. Electric induction hob, eye level double oven and microwave. UPVC double glazed bay window with fitted blinds. Second UPVC double glazed window with fitted blinds. Single drainer stainless steel sink. Spotlights to the kitchen area. Living flame effect electric fire to the dining area. UPVC double glazed door and window between the dining area and conservatory.

CLOAKROOM/ WC

White low level W/C and wash basin. UPVC double glazed window. Ariston gas combi boiler. Radiator.

CONSERVATORY

11'7 x 11'6 rear (3.53m x 3.51m rear)

Tiled floor. Plumbing for washing machine. Fitted living flame effect electric fire.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. UPVC double glazed window with fitted roller blind.

BEDROOM ONE

10'8 + recess x 9'7+bay window (3.25m + recess x 2.92m+bay window)

Fitted carpet. Radiator. Two UPVC double glazed windows with fitted vertical blinds. Fitted shelving and dressing table. Built in storage cupboard.

BEDROOM TWO

11'2 x 9'5max rear (3.40m x 2.87mmax rear)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blind. Access to the loft.

WET ROOM

6'8 x 5'3 rear (2.03m x 1.60m rear)

White wash basin, low level W/C and shower. Stainless steel centrally heated towel rail radiator. UPVC double glazed window. Wall mounted electric heater.

OUTSIDE

There is extensive parking space to the front of the house and in the block paved driveway with additional parking to the side and potential parking space to the rear. The driveway will fit at least 4 cars and possibly a caravan.

To the rear of the house is an excellent range of outbuildings including workshop with lighting.





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MATERIAL INFORMATION

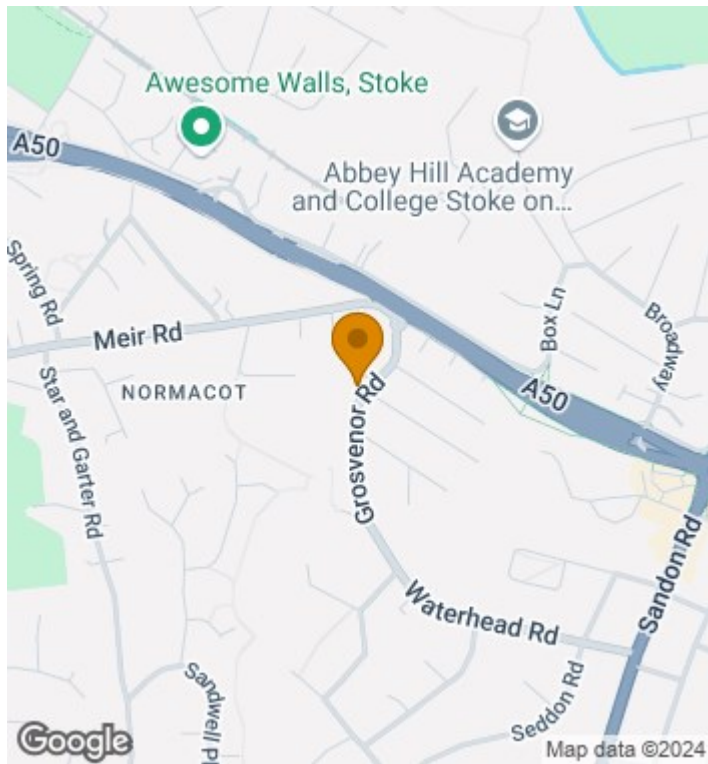
Tenure - Freehold

Council Tax Band - A



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

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