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the best move you'll make

Estate Agents

Letting and Management Specialists



44 Fawns Close, Adderley Green, Stoke on Trent, ST3 5FA

£299,995

- Detached
- En-Suite
- Four Bedrooms
- 2-Year Gleeson Warranty
- Utility Room
- Garage
- 10-Year NHBC Warranty and Insurance
- Registered with NHQB

The Dalkey boasts a large living room leading from a separate entrance hall, which leads to a contemporary kitchen-dining area with French doors opening onto the rear garden.

There is also a useful utility room and WC. Upstairs you'll benefit from four good-sized bedrooms and a family bathroom, with the main bedroom featuring a private en-suite bathroom.

For more information please contact us

Choose from one of four offers to help get you moving...

Low Mortgage rates - with own new rate reducer.

Part Exchange - With a guaranteed cash offer in seven days.

£500 a month - towards your mortgage payments for two years

5% Deposit Contribution - contribute 5% of the purchase price towards your deposit.

£5000 discount off



GROUND FLOOR

KITCHEN/DINING

19'9 x 14'2 (6.02m x 4.32m)

LIVING ROOM

14'9 x 12'11 (4.50m x 3.94m)

UTILITY

7'1 x 5'3 (2.16m x 1.60m)

WC

5'3 X 2'11

FIRST FLOOR

BEDROOM ONE

13'9 x 9'3 (4.19m x 2.82m)

EN-SUITE

7'5 x 3'10 (2.26m x 1.17m)

BEDROOM TWO

8'3 x 11'1 (2.51m x 3.38m)

BEDROOM THREE

11'2 x 7'3 (3.40m x 2.21m)

BEDROOM FOUR

10'2 x 9'8 (3.10m x 2.95m)

BATHROOM

6'7 x 5'8 (2.01m x 1.73m)

DETACHED SINGLE GARAGE





Dalkey
4 bedroom home

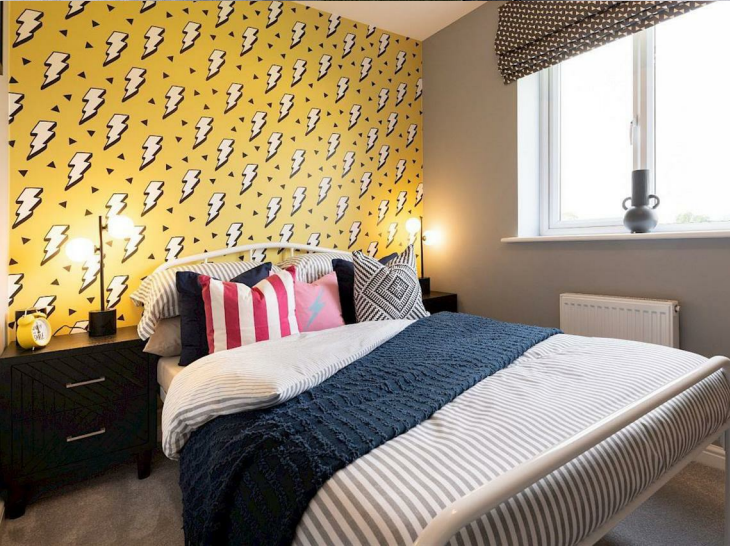
This home boasts a great sized living room, modern kitchen-diner, four bedrooms, master en-suite and family bathroom.

Ground Floor			First Floor		
Room	Metres	Feet & Inches	Room	Metres	Feet & Inches
Kitchen / Dining	6.01 x 4.31	19'9" x 14'2"	Bedroom 1	4.18 x 2.83	13'9" x 9'3"
Living Room	4.49 x 3.95	14'9" x 12'11"	En-suite	2.25 x 1.16	7'5" x 3'10"
Utility	2.15 x 1.61	7'1" x 5'3"	Bedroom 2	2.51 x 3.37	8'3" x 11'1"
WC	1.61 x 0.90	5'3" x 2'11"	Bedroom 3	3.40 x 2.21	11'2" x 7'3"
			Bedroom 4	3.09 x 2.96	10'2" x 9'8"
			Bathroom	2.02 x 1.72	6'7" x 5'8"


Total liveable area 1156ft² / 107.40m²

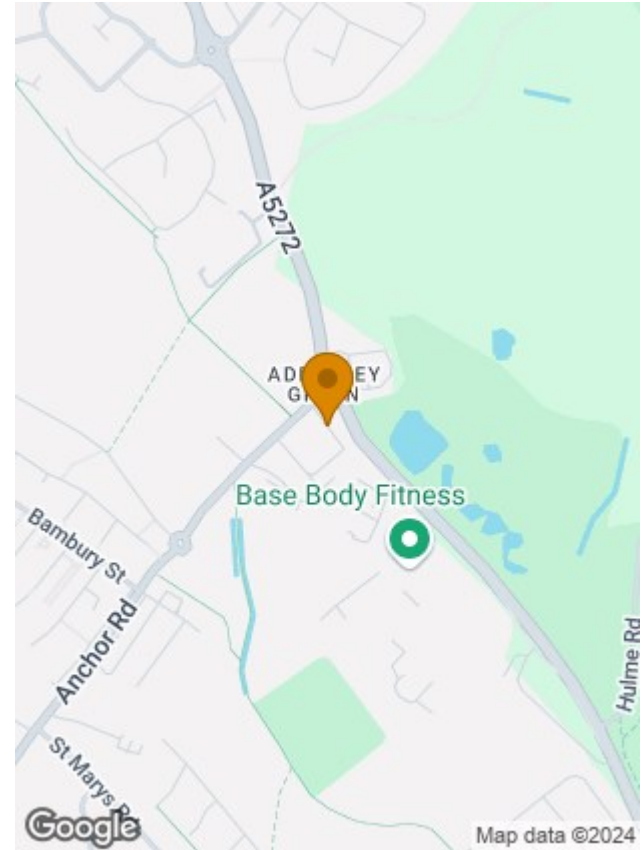
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary. These should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage.

gleeson
Building Homes. Creating Futures.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - TBC

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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