

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



34 Fawns Close, Adderley Green, Stoke On Trent, ST3 5FA

£307,995

- Detached House
- En-suite to master bedroom
- Garage
- 10-Year NHBC Warranty and Insurance
- Utility room
- Front and rear gardens
- Registered with NHQB
- 2 Year Gleeson Warranty Registered with NHQB

"The Grange" is a stunning home that features a contemporary open-plan kitchen-diner. A

cross the hallway a bright and spacious living room opens onto the garden creating a seamless indoor-outdoor space. This home also benefits from a useful utility room and a private drive.

Upstairs you'll find four good-sized bedrooms with the main bedroom featuring a luxurious en-suite.

For more information call or e-mail us.

EXTRAS INCLUDED WORTH OVER £6,200...

Upgraded kitchen with integrated appliances

Glass splashback

Upgraded sink and tap

Shower over the bath

Double power point

Outside tap

Power to the garage

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 ROOM

18'2 x 9'8 (5.54m x 2.95m)

LIVING ROOM

18'2 x 10'3 (5.54m x 3.12m)

UTILITY

6'6" x 5'1" (1.98m x 1.55m)

WC

5'7" x 3'0! (1.70m x 0.91m!)

FIRST FLOOR

BEDROOM ONE

13'11" x 9'0" (4.24m x 2.74m)

EN-SUITE

7'1" X 5'3"

BEDROOM TWO

8'1" x 9'10" (2.46m x 3.00m)

BEDROOM THREE

9'3" x 8'9" (2.82m x 2.67m)

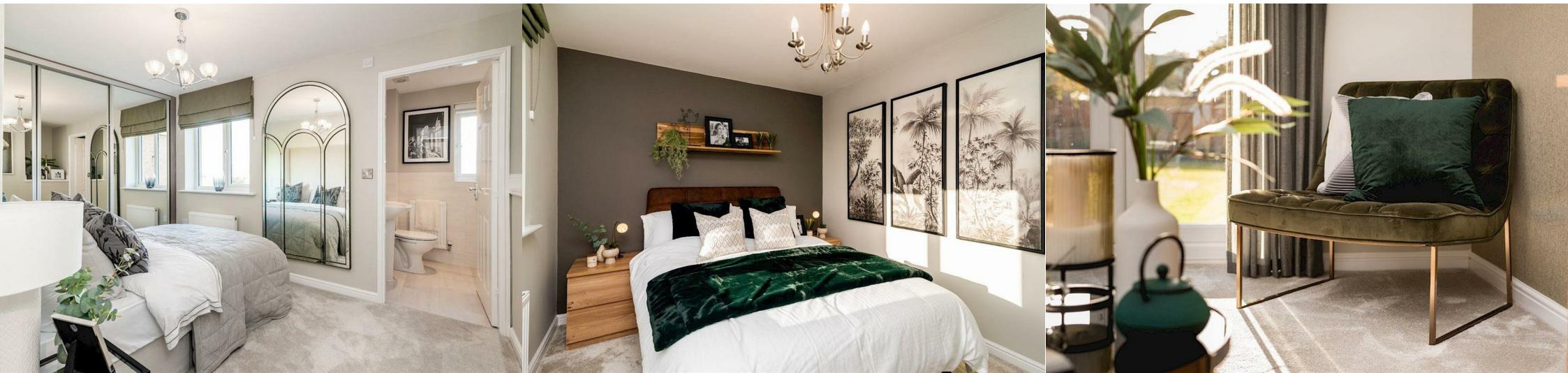
BATHROOM FOUR

7'6" x 9'8" (2.29m x 2.95m)

BATHROOM

6'9" x 5'7" (2.06m x 1.70m)

DETACHED SINGLE GARAGE





MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - TBC



Grange
4 bedroom home

A beautiful 4 bedroom detached home with a modern interior featuring an open-plan kitchen-diner, living room, and great-sized bedrooms.

First Floor



Ground Floor




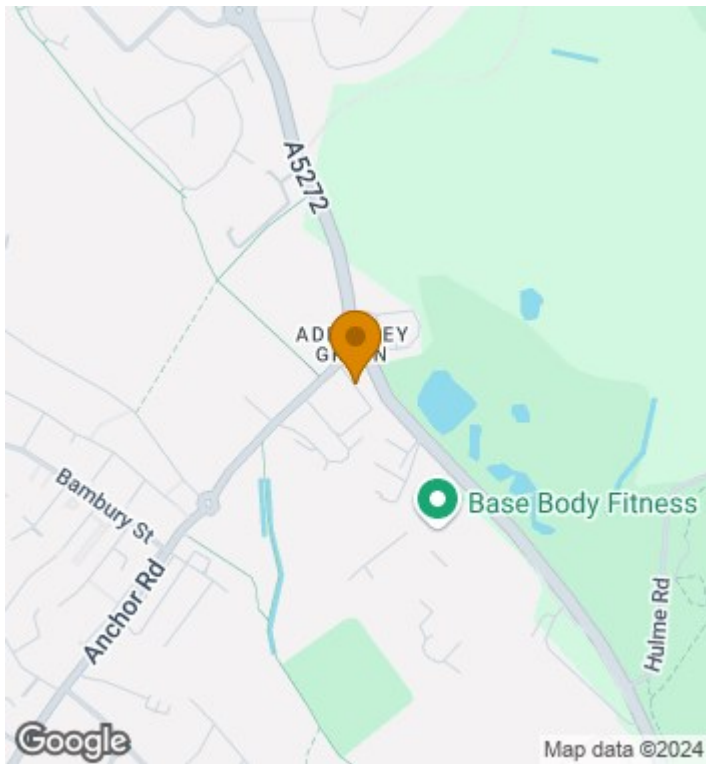
Room	Metres	Feet & Inches
Kitchen / Dining	5.53 x 2.95	18'2" x 9'8"
Living Room	5.53 x 3.13	18'2" x 10'3"
Utility	1.98 x 1.56	6'6" x 5'1"
WC	1.70 x 0.91	5'7" x 2'12"

Total liveable area 1071ft² / 99.58m²

Room	Metres	Feet & Inches
Bedroom 1	4.25 x 2.75	13'11" x 9'0"
En-suite	2.15 x 1.59	7'1" x 5'3"
Bedroom 2	2.47 x 3.00	8'1" x 9'10"
Bedroom 3	2.81 x 2.67	9'3" x 8'9"
Bedroom 4	2.28 x 2.96	7'6" x 9'8"
Bathroom	2.05 x 1.70	6'9" x 5'7"

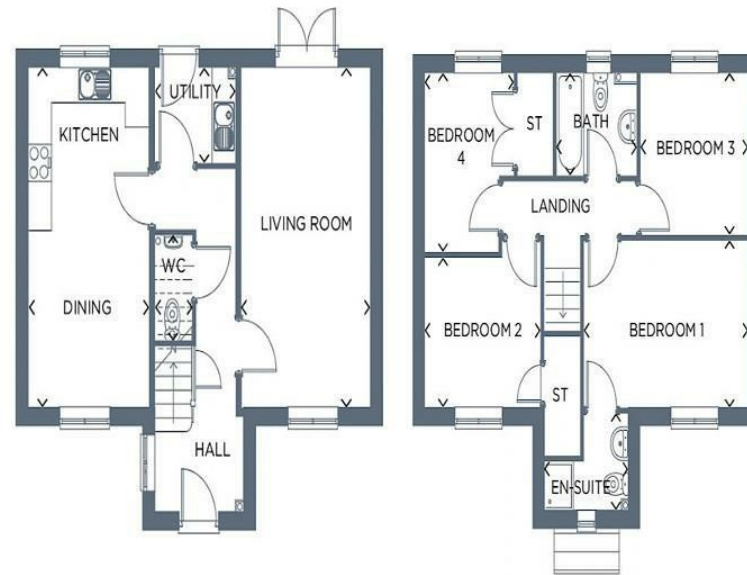
Energy Efficiency Rating

	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 	



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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