

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



5 Cobham Place, Meir, Stoke-On-Trent, ST3 7AQ

Auction Guide

£90,000

- For sale via Online national auction on...
- Monday 25TH NOVEMBER 1.00pm until Tuesday 26TH NOVEMBER 1.00pm
- VIEWINGS - Open House 16th November 12pm to 1pm
- Fitted Kitchen/Diner
- Recently Fitted Shower Room
- Two Bedrooms
- Large Lounge
- Garage

### 3 BED SEMI-DETACHED VACANT POSSESION

For sale via Online national auction on Monday 25TH NOVEMBER 1.00pm until Tuesday 26TH NOVEMBER 1.00pm

VIEWINGS - Open House 16th November 12pm to 1pm

We welcome this three bedroom semi detached House to auction which holds a great investment opportunity. Currently being sold vacant, this family home is ideal for a first time investor or someone wanting to add to their already successful portfolio.

In brief, to the ground floor the property has a large reception room with fitted kitchen/diner and W/C on the ground floor. To the first floor can be found currently three bedrooms and a recently fitted shower room.

The property benefits from having a central heating system. Outside, the property has a driveway, garage and front and rear gardens.

This property is located close to local schools, shops also close to major road networks A500, A50 and M6.

For more information call or e-mail us.



## GROUND FLOOR

PORCH

ENTRANCE HALL

LOUNGE

KITCHEN WITH DINING AREA

REAR HALL

CLOAKROOM

WALK IN STORE ROOM

## FIRST FLOOR

LANDING

BEDROOM ONE

WALK IN WARDROBE

BEDROOM TWO

BEAUTIFUL NEW BATHROOM WITH SHOWER

OUTSIDE

DETACHED SINGLE GARAGE





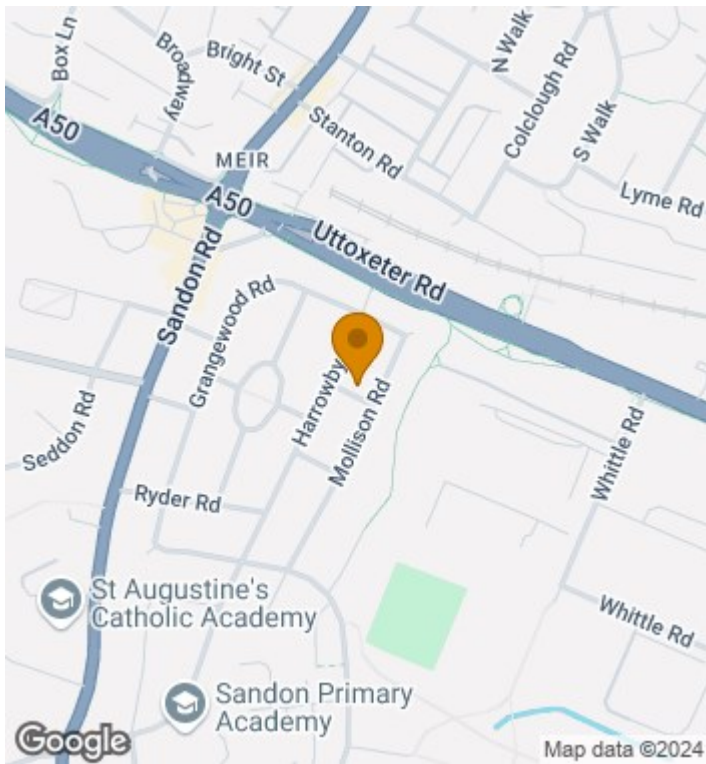
## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

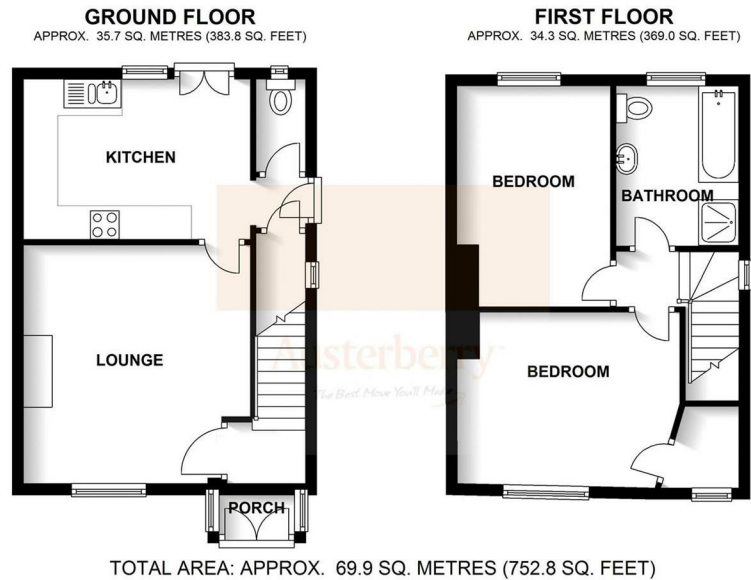
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	



**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.



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

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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