

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



7 Calverhay Close, Blythe Bridge, Stoke-On-Trent, ST11 9JL

£440,000

- Watch Our Online Video Tour!
- Four Car Driveway
- Family Sized Kitchen + Dining Area
- Potential Home Office
- Five Bedrooms... Two With En-suite Facilities
- Double Garage
- Two Reception Rooms
- Ideal Location

FIVE BEDROOMS, TWO EN-SUITES AND MUCH MUCH MORE!

Truly outstanding and very impressive accommodation is on offer here in 7 Calverhay Close, Blythe Bridge.

This property is part of a small select development ideally placed for access to the A50, Blythe Bridge railway station and Meir Park. The house itself not only offers space to park four cars in the driveway, an integral double garage with electrically operated roller shutter door but also features five bedrooms, two with en-suite facilities and in addition to two reception rooms a first class family sized kitchen with dining area.

There is a south facing garden with potential for a home office/ studio and the presentation of the property throughout is to a particularly high standard.

See our online virtual tour and for more information please contact us.



ENTRANCE HALL

UPVC double glazed front door and window. Fitted mat and carpet. Radiator. Stairs to the first floor.

CLOAKROOM / WC

5'5 x 3' rear (1.65m x 0.91m rear)

Tiled floor. Low level W/C and pedestal wash basin. Radiator. UPVC double glazed window.

LOUNGE

16'1 x 11'9 front (4.90m x 3.58m front)

Fitted carpet. Radiator. UPVC double glazed bay window at the front of the room with fitted vertical blinds. Feature fireplace with living flame effect electric fire. Bifold hard wood doors

SITTING ROOM / DINING ROOM

11'8 x 10'11 rear (3.56m x 3.33m rear)

Fitted carpet. Radiator. UPVC double glazed patio doors with fitted vertical blinds leading into the garden

KITCHEN WITH DINING AREA

19'2 x 13'10 rear (5.84m x 4.22m rear)

A huge family room! Tiled floor and part tiled walls. Excellent range of wall cupboards, base units and worktops with integrated dishwasher, gas range cooker (with electric cooker) and matching Range Master hood. Plumbing for washing machine. Space for fridge freezer. UPVC double glazed window with fitted vertical blinds to the side and rear of the room and UPVC double glazed double doors with fitted vertical blinds leading out into the garden. Panty/ Store room. Door into the garage.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Access to the loft via a loft ladder.

BEDROOM ONE/ MASTER BEDROOM

16'1 x 15'2 front (4.90m x 4.62m front)

Fitted carpet. Two radiators. Two UPVC double glazed windows with fitted vertical blinds. Useful storage cupboard.

EN-SUITE

8'10 max x 7'5 front (2.69m max x 2.26m front)

Tiled floor and walls. White low level W/C, oval basin within a fitted unit and a spacious walk in shower. Radiator. UPVC double glazed window with fitted blind. Shaver socket.

BEDROOM TWO/ GUEST BEDROOM

11'8 x 10'10 min measurements front (3.56m x 3.30m min measurements front)

Radiator. UPVC double glazed bay window with fitted vertical blinds.

EN-SUITE/ SHOWER ROOM

7'10 x 3'10 (2.39m x 1.17m)

Laminate flooring. Tiled walls. White low level W/C, pedestal wash basin and a walk in shower. Shaver socket.

BEDROOM THREE

11'1 x 9'9 min rear (3.38m x 2.97m min rear)

Fitted carpet. Radiator. UPVC double glazed window.

FAMILY BATHROOM

8'1 x 6'5 rear (2.46m x 1.96m rear)

Tiled floor and walls. White suite. Centrally heated towel rail radiator. UPVC double glazed window with fitted blind. Shaver socket.

BEDROOM FOUR

11'11 x 8'2 min rear (3.63m x 2.49m min rear)

Laminate floor. Radiator. UPVC double glazed window with fitted vertical blinds. Airing cupboard with hot water cylinder.

BEDROOM FIVE

8'9 x 8'2 rear (2.67m x 2.49m rear)

Fitted carpet. Radiator. UPVC double glazed window with fitted blind.

OUTSIDE

There is a fully enclosed south facing rear garden with patio, lawn and established shrubs. There is also an impressive garden room with light and power, ideal for use as a home office or studio.

There is a four car width block paved driveway to the front of the house leading to an...

INTEGRAL DOUBLE GARAGE

16'6 x 16'2 internal measurements (5.03m x 4.93m internal measurements)

The garage has an expensive electrically operated roller shutter door as well as light and power. The garage contains the Ideal gas central heating boiler.





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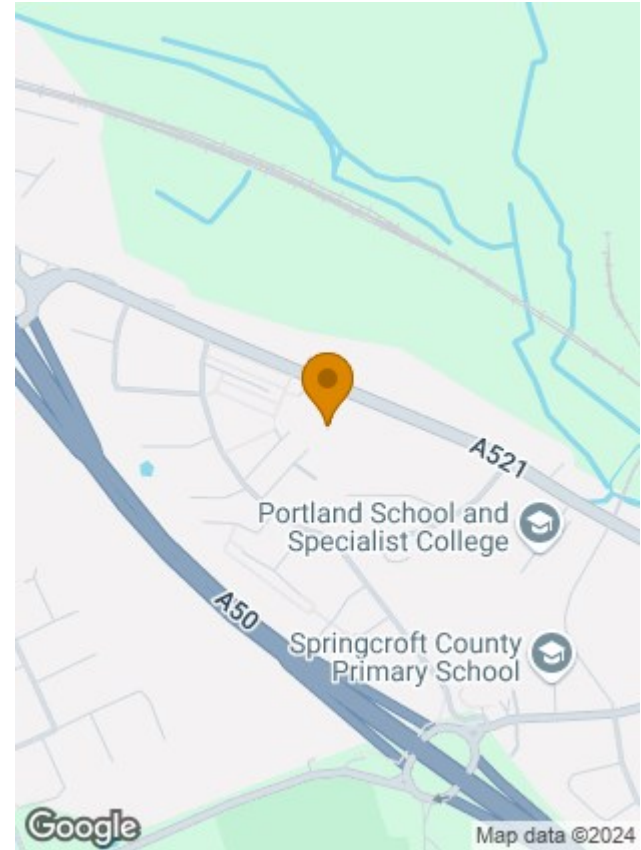
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

77 → 85



Google

Map data ©2024

MATERIAL INFORMATION

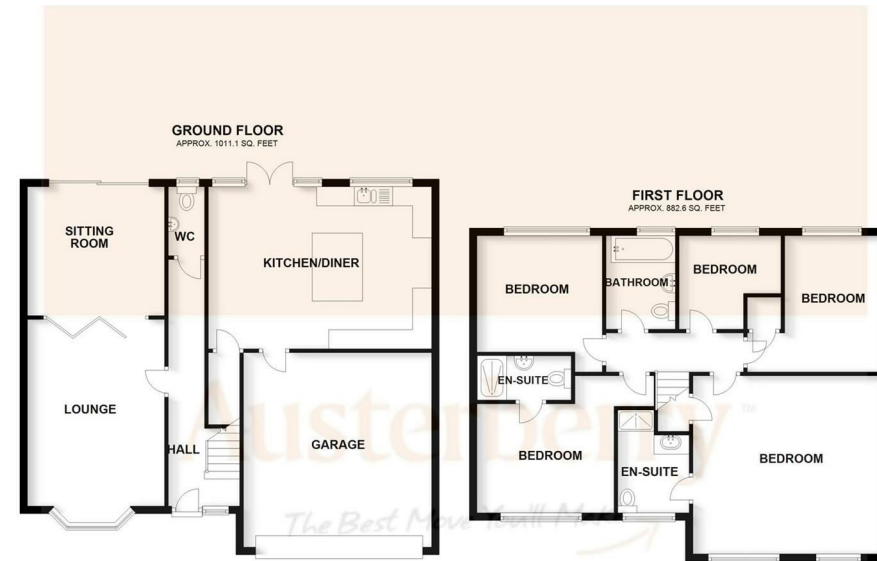
Tenure - Freehold

Council Tax Band - F



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.



TOTAL AREA: APPROX. 1893.7 SQ. FEET

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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

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