

AusterberryTM

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.

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

Both plots have some fantastic offers, which includes, 'CHOOSE YOUR OFFER' where buyers can opt for a 5% gifted deposit contribution from Gleeson Homes!
(Our *'CHOOSE YOUR OFFER' scheme, includes either a 5% gifted deposit contribution from Gleeson Homes / Or you can choose, '£500 per month towards your Mortgage for 2 years', OR, 'Own New Rate Reducer' – reduce your mortgage rate for between 2 – 5 years by passing the 5% Gifted Deposit Contribution on to your lender instead for using it towards your deposit).

Alternatively, you can choose to PART EXCHANGE your current home – with a guaranteed cash offer in 7 days!)

Plus, a further £5,000 off the list price for our Christmas offer campaign!

PLOT 17 - 4 bed detached Grange home, with single detached garage @ £307,995 – plus a further £5,000 off this price = £302,995!

PLOT 22 - 4 bed detached Dalkey homes, with single detached garage - £ 299,995 – plus a further £5,000 off this price =£294,995!

These remaining homes also include EXTRAS worth over £6,000, including upgraded kitchens with integrated appliances (fridge freezer, washing machine and dishwasher), turf and outside tap to rear garden, power



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)

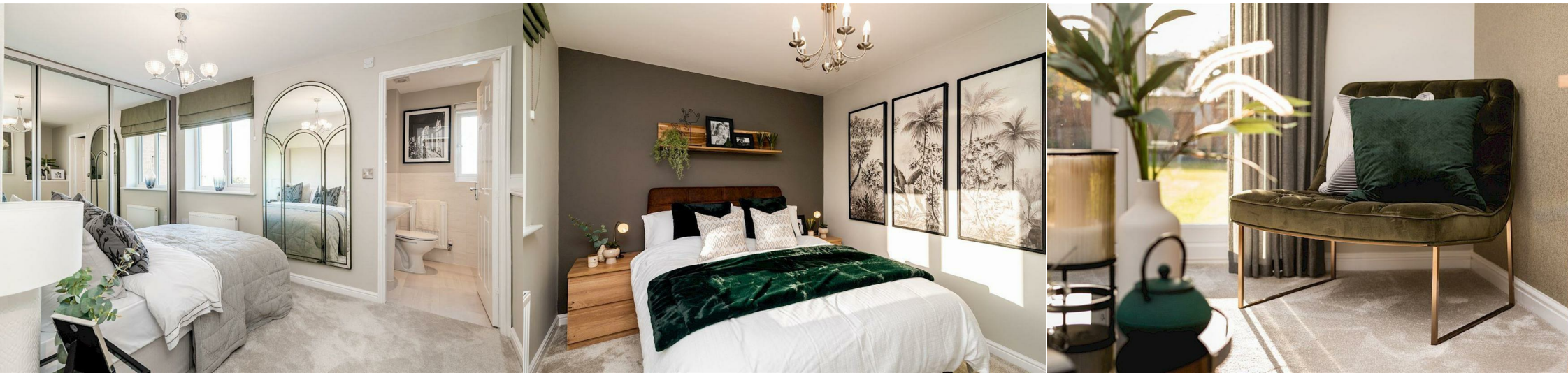
BATHROOM FOUR

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.

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

First Floor

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"

First Floor

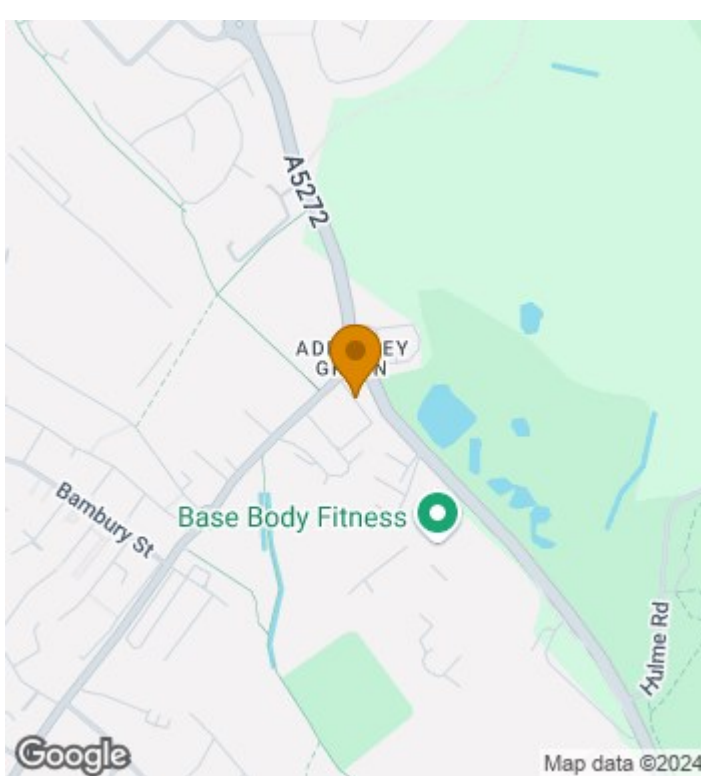


Ground Floor



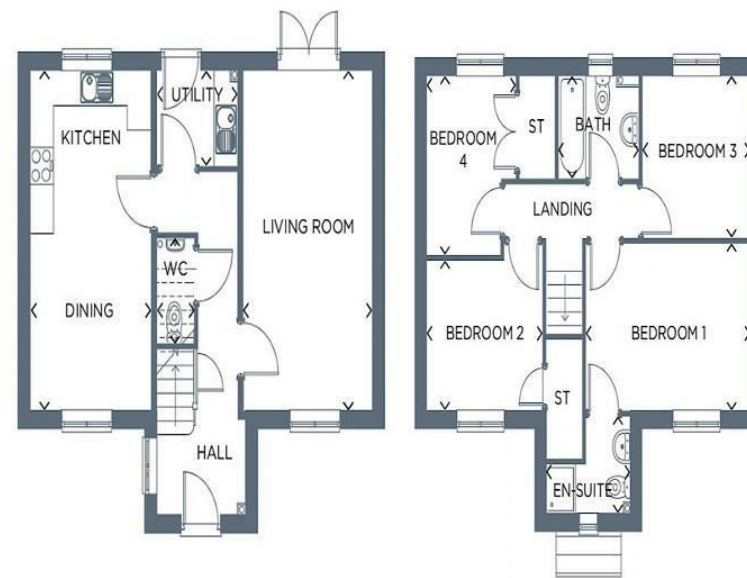
Energy Efficiency Rating

	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 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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