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Estate Agents

Letting and Management Specialists



5 Cornwood Grove, Lightwood, Stoke-On-Trent, ST3 7YS

Offers In The Region Of

£350,000

- Extended Detached Property
- Master Bedroom With En-Suite
- Downstairs W/C
- UPVC Double Glazing
- Four Bedrooms
- Kitchen With Dining Space + Dining Room
- Good Sized Garden
- Stunning Conservatory

A large and unique detached house in a premium Lightwood location!

This generously extended property offers so much in terms of accommodation and style that it simply needs to be seen to be truly appreciated. The present owners have loved and maintained the property for many years and it is with a heavy heart that it is now available for sale.

Ground floor accommodation features two sizeable reception rooms, a kitchen-diner with an open archway into a stunning conservatory, a WC and even a home bar, which is a versatile space which could certainly become a home office amongst other potential uses.

The first floor provides four comfortable bedrooms and the family bathroom. The master bedroom is extremely impressive thanks to it's particularly large size, coupled with a separate wardrobe area and spacious en-suite!

The rear garden offers a well equipped barbecue area as well as manageable lawns and a discreetly positioned timber shed for storage. At the front of the property is a block paved driveway for off road parking and a garage area for storage with an electric door. Solar panels are fitted to the roof space and are owned outright, which last year provided the sellers with a rebate.

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



GROUND FLOOR

ENTRANCE HALL

10'0 max x 7'05 (3.05m max x 2.26m)

UPVC double glazed front door. Radiator. Laminate flooring. Currently utilised as a home bar.

LIVING ROOM

19'08 x 10'01 (5.99m x 3.07m)

UPVC double glazed window. UPVC double glazed door leading into the garden. Laminate flooring. Radiator. Electric fire.

W/C

WC and wash basin. UPVC double glazed window.

DINING ROOM

14'11 x 10'03 (4.55m x 3.12m)

Two UPVC double glazed windows. Laminate floor. Radiator. Electric fire.

KITCHEN/ DINER

19'0 x 9'11 (5.79m x 3.02m)

UPVC double glazed window. Tiled floor. Radiator. Range of wall cupboards and base units with an integrated electric oven and gas hob. Store cupboard containing the Worcester gas boiler. Open arch into the...

CONSERVATORY

49'2"36'1" x 22'11"6'6" (15'11 x 7'02)

UPVC double glazed windows and patio doors leading into the garden. Tiled floor. Radiator.

FIRST FLOOR

LANDING

UPVC double glazed window. Fitted stair and landing carpets. Radiator. Store cupboard containing the hot water cylinder. Fitted wardrobes. Loft access.

MASTER BEDROOM

19'07 max 11'05 min x 18'0 max 6'01 min (5.97m max 3.48m min x 5.49m max 1.85m min)

Three UPVC double glazed windows. Fitted carpet. Two radiators. Additional room with fitted wardrobes.

EN-SUITE

7'05 x 7'02 (2.26m x 2.18m)

UPVC double glazed window. Tile effect flooring. Radiator. Shower with W/C and wash basin. Tiled walls.

BEDROOM TWO

11'07 x 8'09 (3.53m x 2.67m)

UPVC double glazed window. Laminate flooring. Radiator. Fitted wardrobe.

BEDROOM THREE

8'04 x 7'05 (2.54m x 2.26m)

UPVC double glazed window. Fitted carpet. Radiator. Fitted storage unit.

BEDROOM FOUR

7'02 x 7'01 (2.18m x 2.16m)

UPVC double glazed window. Fitted carpet. Radiator.

BATHROOM

7'04 x 6'03 (2.24m x 1.91m)

UPVC double glazed window. Vinyl flooring. Radiator. W/C, wash basin and bath. Tiled walls.

OUTSIDE

To the rear of the property there is a decked area with a raised fish pond, lawn and shed.

At the front there is a block paved driveway, small lawn and a...

GARAGE

9'04 x 7'11 (2.84m x 2.41m)

Electric door.

Not suitable for a car.

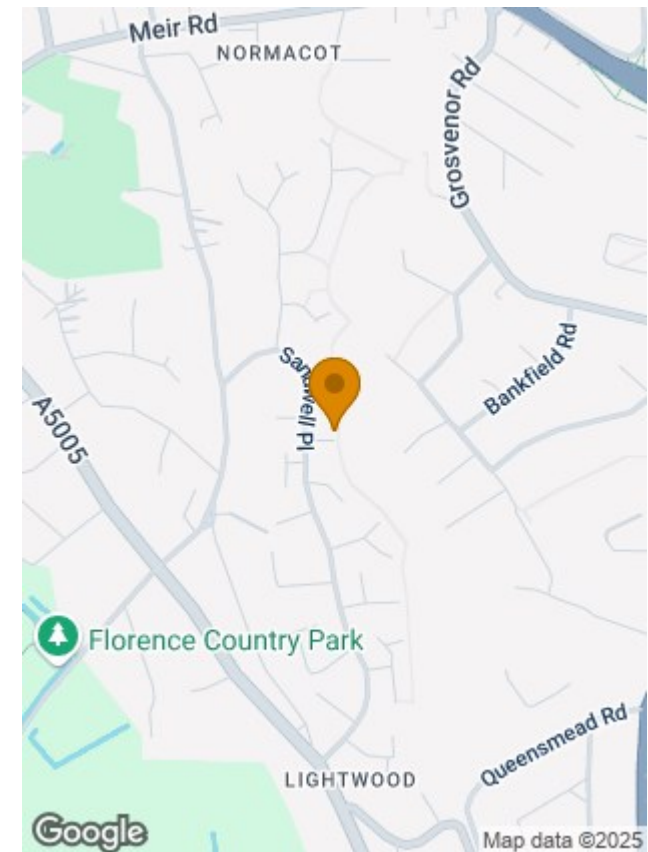
SOLAR PANELS

On a feed in tariff basis, in 2024 the present owners received a rebate of approximately £850. The solar panels are owned outright.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(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

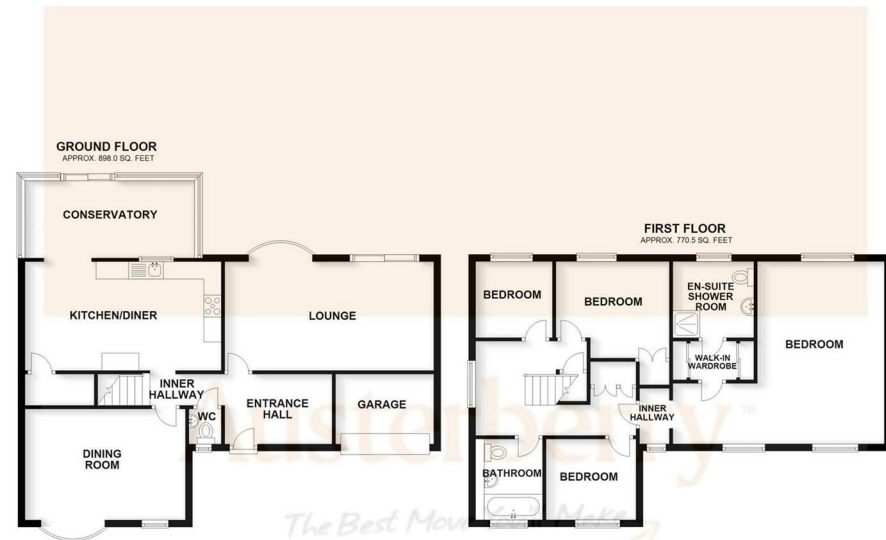
Tenure - Freehold

Council Tax Band - D



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. 1668.5 SQ. FEET

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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