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Estate Agents

Letting and Management Specialists



11 Colindene Grove, Penkhull, Stoke-On-Trent, ST4 5EH

Asking Price

£180,000

- Two Bedrooms
- Traditional Appearance & Modern Interior
- Kitchen & Dining Room
- Combi Boiler
- Cul-De-Sac Location
- Recently Refurbished
- Modern White Bathroom Suite
- No Chain!

A fantastic two bedroom semi-detached house in a quiet cul-de-sac location!

We know you're going to like this house on Colindene Grove, Penkhull with its traditional appearance and modern interior.

The accommodation has been recently refurbished to include a shaker style kitchen with integrated appliances and a breakfast bar. There are patio doors from the dining area out onto the sunny Indian stone patio.

The bedrooms are a good size and the bathroom has a modern white suite. For added practicality there is a UPVC porch to the front and a tarmac driveway. Central heating is from a combi boiler too.

This property is available with no onward chain! For more information call or e-mail us.



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GROUND FLOOR

ENTRANCE PORCH

UPVC double glazed windows and door. Fitted floor mat.

ENTRANCE HALL

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

LOUNGE

14'0 x 10'9 (4.27m x 3.28m)

UPVC double glazed bay window. Grey fitted carpet. Radiator.

KITCHEN/DINING ROOM

12'9 x 9'9 (3.89m x 2.97m)

Modern shaker style kitchen with a range of wall cupboards and base units and integrated electric oven, gas hob and stainless steel extractor. Oak style breakfast bar. Grey laminate flooring. Radiator. UPVC double glazed patio doors. External door. UPVC double glazed window. Spotlights. Under stairs storage cupboard.

FIRST FLOOR

LANDING

BEDROOM ONE

10'10 x 9'11 (3.30m x 3.02m)

Grey fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

11'8 x 7'8 (3.56m x 2.34m)

Grey fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

8'8 x 6'0 (2.64m x 1.83m)

Modern white suite consisting of a P shaped bath with shower over, wash basin and wc. UPVC double glazed window. Part tiled walls. Chrome heated towel rail radiator.

OUTSIDE

There's a tarmac driveway to the front and side of the house and a large lawned rear garden with an Indian Stone paved patio and an outside store with a gas combi boiler.





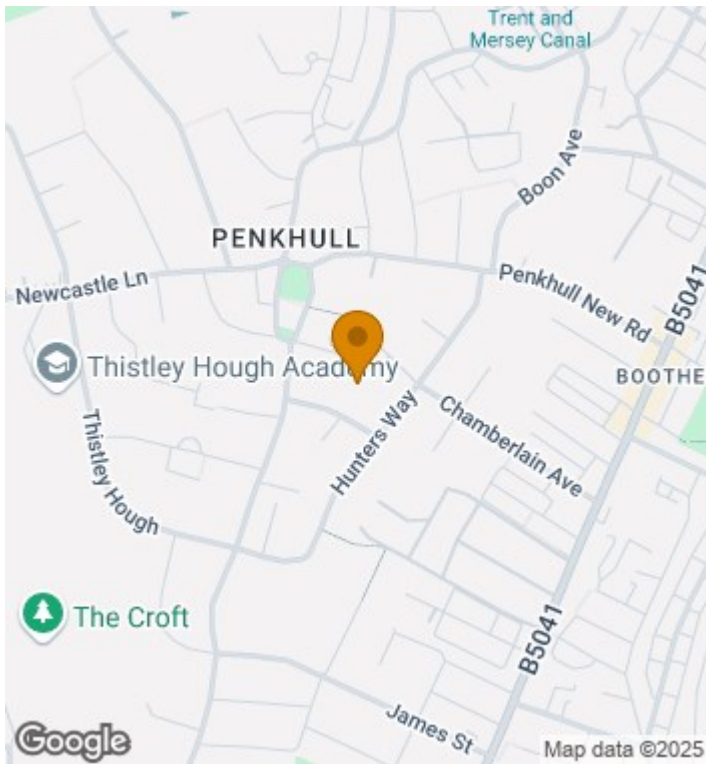
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	65	
(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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