

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



14 Edwal Road, Weston Coyney, Stoke-On-Trent, ST3 5HH

£200,000

- Three Bedrooms
- Modern Fitted Kitchen
- Combi Boiler
- No Chain
- Two Reception Rooms
- Garage
- UPVC Double Glazing
- Ready To Move Into!

## GOOD LOCATION, THREE BEDROOMS AND READY TO LIVE IN!

Occupying a commanding position at the head of the cul-de-sac and an established semi-detached house which is ready to live in but offers scope for further updating if required.

The property has UPVC double glazing, gas central heating from a combi boiler as well as a modern fitted kitchen and a first floor shower room with a separate WC.

A long driveway leads to the detached garage. There is a compact and manageable garden to the rear and an open outlook looking down the cul-de-sac from the front.

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



## GROUND FLOOR

### ENTRANCE HALL

Composite double glazed front door and UPVC double glazed window. Laminate flooring. Radiator with decorative cover. Stairs leading to the first floor. Door into the...

### LOUNGE

13'3 max x 13'2 (4.04m max x 4.01m )

Laminate flooring. Double radiator. UPVC double glazed window. Feature fireplace with living flame gas fire. Door into the...

### DINING ROOM

9'8 x 7'11 (2.95m x 2.41m)

Laminate flooring. Double radiator. Double glazed patio doors with fitted vertical blinds leading out into the garden. Door into the...

### FITTED KITCHEN

9'7 x 8'5 (2.92m x 2.57m)

Tiled floor and part tiled walls. Very good range of modern wall cupboards and base units with a grey high gloss finish together with integrated electric hob, cooker hood and double under oven. UPVC double glazed window with venetian blind. Double radiator. Pantry/store with tiled floor and UPVC double glazed window.

### SIDE PORCH/UTILITY

9'2 x 3'4 (2.79m x 1.02m)

Tiled floor. Single glazed timber windows and external door. Plumbing for washing machine.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. UPVC double glazed window with fitted blind. Airing cupboard containing the gas combi boiler. Access to the loft.

## BEDROOM ONE

11'5 x 11'2 (3.48m x 3.40m)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM TWO

9'10 x 10'9 max, 9'2 to face of wardrobes (3.00m x 3.28m max, 2.79m to face of wardrobes)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blind. Fitted wardrobes and storage cupboards + dressing table.

## BEDROOM THREE

7'0 max, 5'4 min to face of wardrobe x 8'4 (2.13m max, 1.63m min to face of wardrobe x 2.54m)

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

## SHOWER ROOM

5'5 x 5'4 (1.65m x 1.63m)

Tiled floor. Panelled walls. Room width shower and wash basin within a fitted unit. Radiator. UPVC double glazed window with fitted roller blind.

## SEPARATE WC

White low level wc. Tiled floor. UPVC double glazed window.

## OUTSIDE

There is a fully enclosed rear garden with a lawn, small raised patio and beds.

There is a neat garden with lawn and borders to the front of the house and a long paved driveway leading to the...

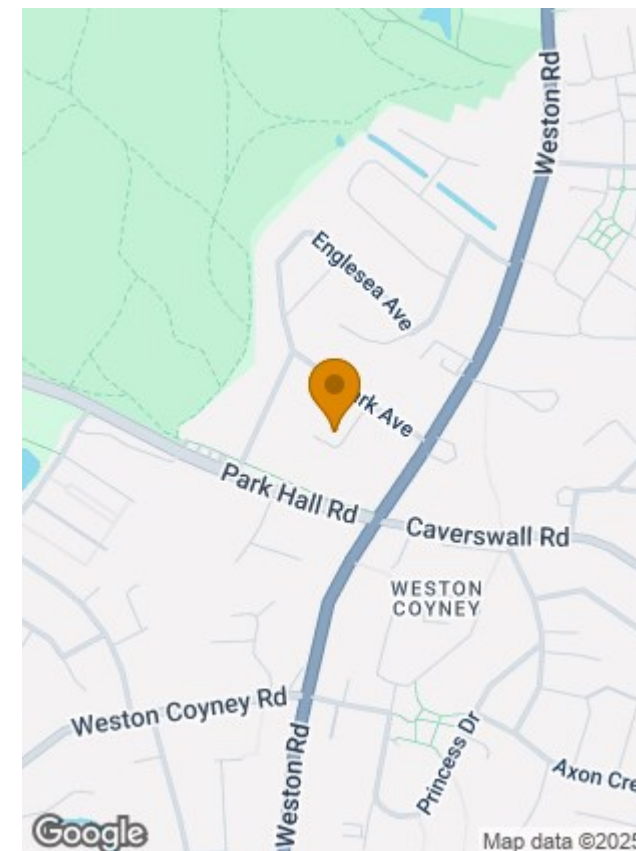
## DETACHED SINGLE GARAGE

Up and over door. Side door. Light and power.





| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>83</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>69</b>                  |           |
| (55-68) <b>D</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<br>2002/91/EC |           |



## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



### 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. 881.4 SQ. FEET

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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