

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



912 London Road, Trent Vale, Stoke-On-Trent, ST4 5NX

£175,000

- Brand New & High Quality
- Fitted Kitchen With Integrated Appliances
- Luxurious Bathroom With Bath & Shower
- Close To The University Hospital of North Midlands
- Two Bedrooms
- Underfloor Heating
- 10 Year Warranty
- Off Road Parking & EV Charging

Discover modern living at its finest with these brand-new, high-quality two-bedroom townhouses on London Road, Trent Vale.

Designed for comfort and convenience, each home boasts underfloor heating on the ground floor and an elegant open-plan kitchen and living space, complete with a fitted kitchen, integrated appliances, and stylish patio doors leading to a private garden.

Upstairs, you'll find two spacious double bedrooms and a luxurious bathroom featuring a separate tiled walk-in shower and bath.

With private parking and EV charging points, these stunning homes offer contemporary living in a prime location near to the University Hospital of the North Midlands.

Don't miss your chance to secure yours today!
For more information please contact us.



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. Stairs to the first floor. Underfloor heating with oak style laminate flooring.

OPEN PLAN KITCHEN /LIVING/ DINING ROOM

28'4 x 15'1 (8.64m x 4.60m)

UPVC double glazed windows to the front and rear. UPVC double glazed patio doors. Under floor heating with oak style laminate flooring. Under stairs storage. Range of fitted wall cupboards and base units in gloss grey with integrated gas hob, electric oven, extractor hood, dishwasher and tall fridge freezer. Plumbing for washing machine. Spotlights throughout.

W/C

Wash basin and wc.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Radiator. White handrail and balustrade.

BEDROOM ONE

15'1 x 14'0 (4.60m x 4.27m)

Grey fitted carpet. Two UPVC double glazed windows. Radiator. Access to the loft.

BEDROOM TWO

13'11 x 8'7 (4.24m x 2.62m)

Grey fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

10'2 x 6'1 (3.10m x 1.85m)

Walk in shower with tiled walls and rain head shower, bath, pedestal wash basin and wc. Oak style laminate flooring. Spotlights.

OUTSIDE

Block paved driveway to the front with electric EV charger and an enclosed lawn and patio area to the rear.





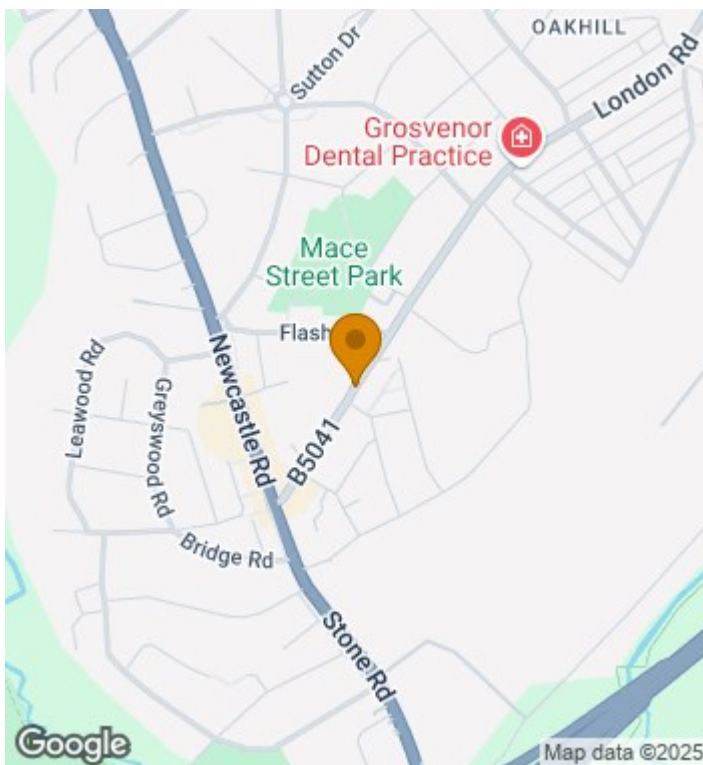
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - TBC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	93
(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 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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