

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



25 Ledbury Crescent, Birches Head, Stoke-On-Trent, ST1 6SP

£215,000



- Great House And Great Location!
- Stunning Fully Fitted Kitchen
- Fantastic Bathroom Inc Rain Head Shower
- UPVC Double Glazing
- South Facing
- Integrated Appliances
- Combi Boiler
- Big Conservatory

## GREAT LOCATION AND THOUSANDS SPENT!

Features of this house include a south facing head of cul-de-sac location and an amazing fully fitted kitchen with integrated appliances as well as a refitted bathroom complete with a rain head shower over the bath.

There is gas central heating from a combi boiler as well as UPVC double glazing throughout and imaginative and tastefully executed decoration to most rooms. The third bedroom is still a blank canvas for the next owners and we think that the big conservatory to the rear of the house has the potential to become a valuable extra sitting room or dining room.

Do please note that this house occupies a much bigger plot than usual and it does have a garage... although some work to the garage is needed to make the very best of its potential.

For more information contact us.





## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Grey laminate look vinyl flooring. Radiator. Hardwood staircase with glass balustrade leading to the first floor. Understairs storage cupboard.

### LOUNGE

14'10 x 10'6 (4.52m x 3.20m)

Fitted carpet. Radiator with decorative cover. UPVC double glazed bay window with white venetian blind. Feature wall.

### FULLY FITTED KITCHEN

16'5 x 7'10 (5.00m x 2.39m)

Grey laminate look vinyl flooring. Really excellent range of grey wall cupboards, base units and worktops with soft close doors and drawers and a range of integrated appliances including an electric hob, cooker hood, eye level double oven, fridge and freezer. Plumbing for washer and space for dryer. Spotlights. Radiator. Breakfast bar with space for four people. UPVC double glazed window. UPVC double glazed double doors leading into the...

### CONSERVATORY

14'2 x 8'11 (4.32m x 2.72m)

Laminate flooring.

## FIRST FLOOR

### LANDING

Laminate flooring. UPVC double glazed window with white venetian blind. Access to the loft.

## BEDROOM ONE

13'4 x 9'1 (4.06m x 2.77m)

Laminate look vinyl flooring. Radiator. UPVC double glazed window with white venetian blind. Spotlights.

## BEDROOM TWO

9'5 x 7'8 + recess (2.87m x 2.34m + recess)

Laminate look vinyl flooring. Radiator. UPVC double glazed window with white venetian blind.

## BEDROOM THREE

7'0 x 10'2 max, 6'7 min (2.13m x 3.10m max, 2.01m min)

Fitted carpet. Radiator. UPVC double glazed window with white venetian blind. Airing cupboard with Vaillant gas combi boiler. Fitted wardrobe.

## BATHROOM/WC

8'2 x 5'7 (2.49m x 1.70m)

Amazing tiled floor and walls. Contemporary style white suite with black side mixer taps and rain head shower and screen to the bath, wc and wash basin within a fitted unit. LED lighting. Extractor. UPVC double glazed window.

## OUTSIDE

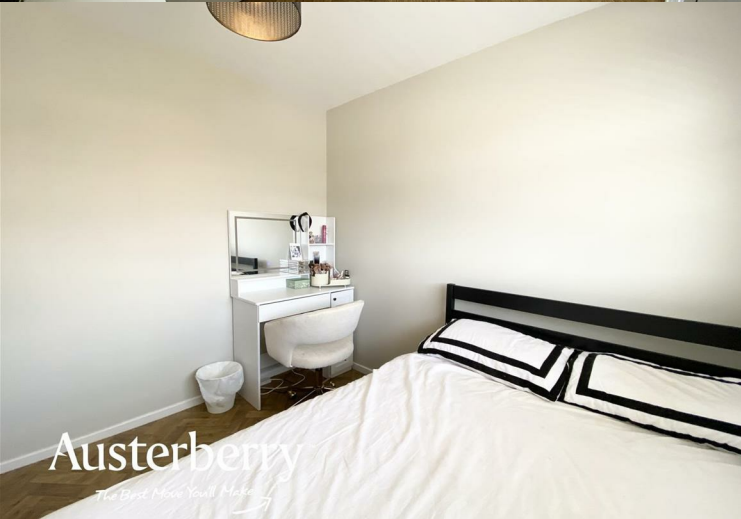
There's a paved patio garden to the rear and a long lawned garden to the side of the house screened by mature conifers.


The property stands at the head of the cul-de-sac, faces virtually due south and has a lawned front garden with a long tarmac gated driveway to the side leading to a...

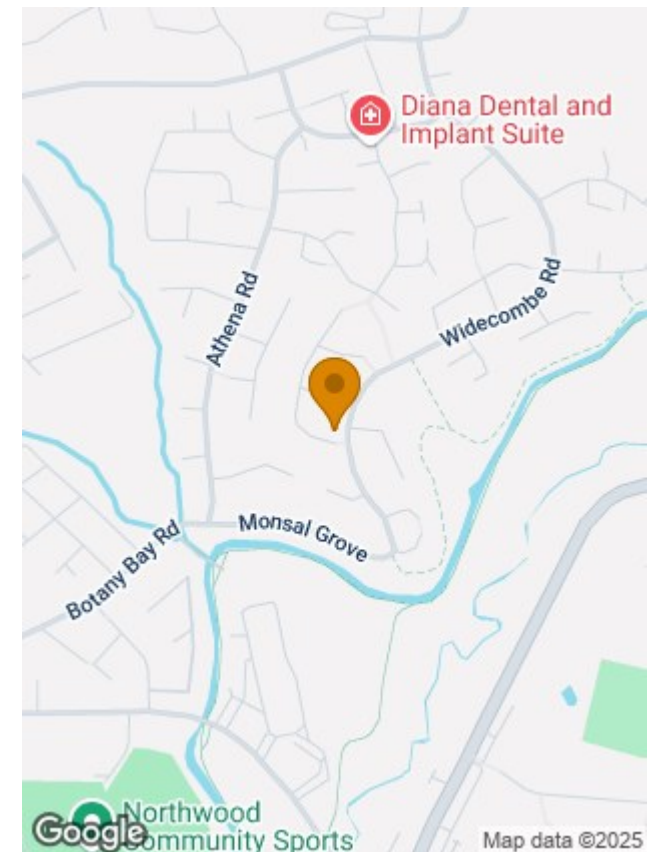
## BRICK SINGLE GARAGE







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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		
England & Wales		
EU Directive 2002/91/EC		





## MATERIAL INFORMATION

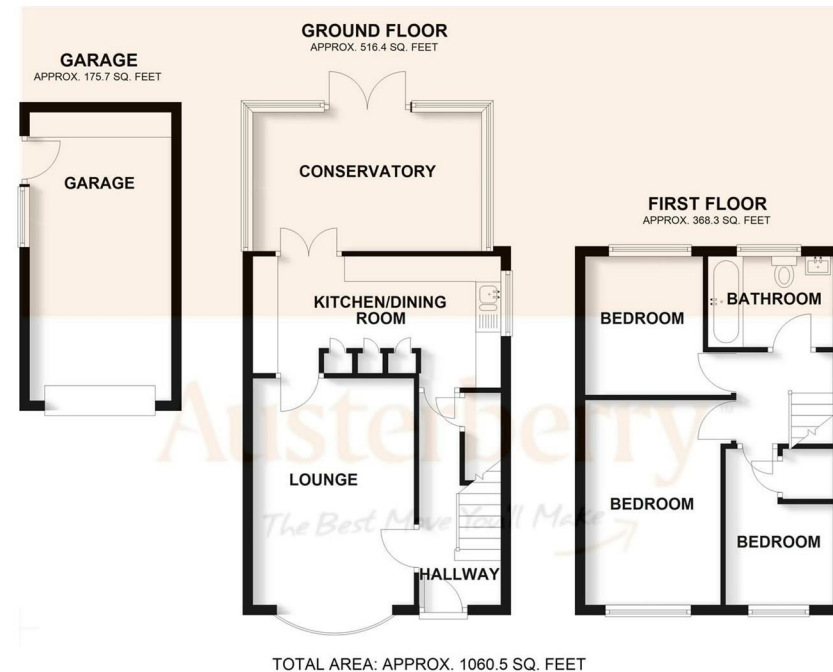
Tenure - Freehold

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.



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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