

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



16 Quarry Avenue, Penkhull, Stoke-On-Trent, ST4 7EP

£375,000

- Watch Our Online Video Tour!
- Spacious Accommodation
- Four Well Proportioned Bedrooms
- Wide Tarmac Driveway
- Extended Property
- Modern Fitted Kitchen + Integrated Appliances
- Expansive Loft Space
- Beautifully Landscaped Rear Garden

An extended property combines original character features with contemporary living!

A beautifully extended four-bedroom semi-detached home in the sought-after area of Penkhull. Steeped in 1930s charm, this spacious property features original stripped internal doors complete with vintage Bakelite handles, offering a nod to its heritage.

Step inside to discover a stylish, custom built, modern kitchen fitted with elegant shaker-style units, high-end NEFF integrated appliances, and a stunning vaulted ceiling that adds a real sense of space and light. Two generously sized reception rooms provide flexible, comfortable living areas—perfect for both entertaining and everyday family life.

Upstairs, you'll find four well-proportioned bedrooms, along with a bright bathroom featuring a classic white suite and a separate WC. The expansive loft space, easily accessed via a ladder, offers excellent storage or potential for future conversion (subject to permissions).

Outside, a wide tarmac driveway leads to a brick and tile attached garage, while the beautifully landscaped rear garden boasts an Indian stone patio, established planting, and a charming timber gazebo—ideal for summer relaxation.

See our online virtual tour and for more information call or e-mail us.



PORCH

Tiled floor. Timber double front doors with stained glass

ENTRANCE HALL

UPVC double glazed glass doors. Fitted carpet. Stairs to the first floor. Radiator. Feature wallpaper and picture rail. Useful cloakroom with cupboards, part panelled walls.

LIVING ROOM

13'10 x 12'11 (4.22m x 3.94m)

Fitted carpet. Feature double glazed bow window with bow shaped radiator below. Fireplace with gas fire. Feature wallpaper with picture rail. Additional radiator.

DINING ROOM WITH SEATING AREA

21'08 x 12'11 (6.60m x 3.94m)

Fitted carpet. Radiator. Gas burning stove with feature brick lintel. Feature wallpaper with picture rail. Open arch into seating area with Karndean wood effect flooring, Radiator. UPVC double glazed French doors and three Velux windows in the ceiling.

KITCHEN WITH BREAKFAST ROOM

19'06 max x 18'00 max (5.94m max x 5.49m max)

Fitted shaker style units with integrated appliances and Quartz and oak worktops. Neff hide and slide oven. Microwave combination oven. Warming drawers. Five ring gas hob with concealed extractor. Dishwasher. Tiled flooring. Island with quartz worktop. Three UPVC windows with corresponding Velux windows above. UPVC double glazed patio doors. Understairs pantry with shelving. Spotlighting. Ceiling fitted speaker. Two radiators.

LAUNDRY/ UTILITY ROOM

7'05 x 5'03 (2.26m x 1.60m)

Worktop space with base units & wall units. Plumbing for washing machine. Space for tumble dryer. UPVC double glazed window. Tiled flooring. Vaillant combi boiler.

REAR HALL

Composite external door. Tiled floor. Velux window.

GROUND FLOOR WET ROOM/ WC

Toilet. Wash basin. Electric shower. Chrome heated towel rail. Tiled floor and walls. Velux window.

FIRST FLOOR

LANDING

Stairs with half landing and feature stained glass window. Fitted carpet. Access to the large loft space with ladder. Airing cupboard with shelving.

BEDROOM ONE

13'10 x 12'11 (4.22m x 3.94m)

Fitted carpet. Timber double glazed bow window with matching bow radiator. Feature wallpaper with picture rail.

BEDROOM TWO

13'11 x 12'11 (4.24m x 3.94m)

Fitted carpet. UPVC double glazed window. Radiator. Feature cast fireplace. Feature wallpaper and picture rail.

BEDROOM THREE

10'04 x 9'05 (3.15m x 2.87m)

Fitted carpet. Timber double glazed window. Radiator. Picture rail.

BEDROOM FOUR

10'05 x 6'09 (3.18m x 1.83m#2.74m)

Fitted carpet. UPVC double glazed window. Radiator. Picture rail.

BATHROOM

7'06 x 7'04 (2.29m x 2.24m)

White heritage suite, wash basin with vanity unit, bath with power shower over. Part tiled walls. Chrome heated towel rail. UPVC double glazed window. Spotlighting. Ceiling extractor fan.

SEPARATE W/C

Tiled floors and walls. Toilet. UPVC double glazed window. Spotlighting

OUTSIDE

There is an Indian stone patio to the rear and side of the property. Planted beds with a brick path. Lawn area. Oak and cedar shingled gazebo. Mature planted borders. Outside tap. External lighting and power socket.

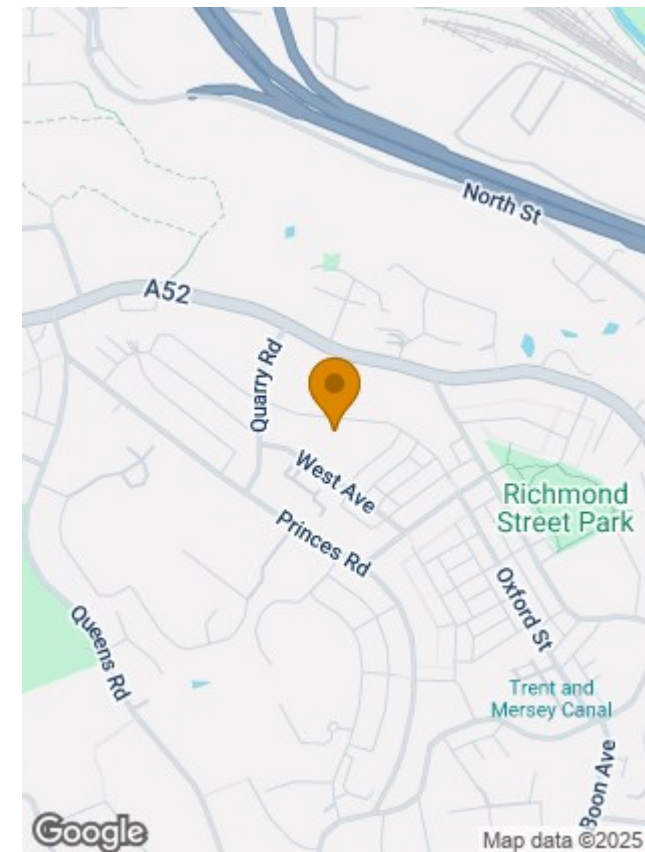
To the front of the property there is a wide tarmac drive suitable for numerous vehicles and external lighting.

ATTACHED BRICK AND TILE GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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

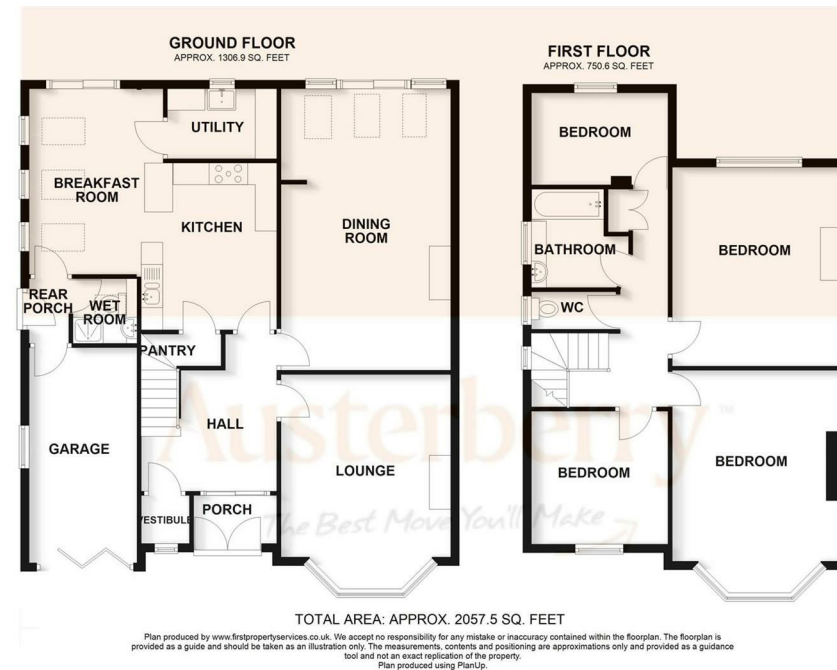
Tenure - Freehold

Council Tax Band - C



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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