

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



7 John Bradbury Place, Trentham, Stoke on trent, ST4 8ZQ

£280,000

- Three Bedrooms
- Two Car Driveway
- En-Suite
- Enclosed Rear Garden
- Quite Cul-De-Sac Location
- Stylish Fitted Kitchen
- White Family Bathroom Suite
- Stunning Modern Detached Property

Welcome to John Bradbury Place, a beautifully presented three-bedroom detached home nestled at the end of a quiet cul-de-sac in the sought-after Trentham Lakes area.

Boasting an attractive rendered exterior and a double tarmac driveway to the side, this modern property offers immaculate interiors throughout.

The stylish gloss white kitchen features integrated appliances and a convenient utility cupboard, while the spacious lounge and dining areas flow seamlessly for comfortable family living.

Upstairs, three well-proportioned bedrooms include a master with en-suite shower room. Outside, enjoy a sunny, enclosed garden perfect for relaxing or entertaining.

Available to view now – this stunning home won't be on the market for long!
See our online virtual tour and for more information please contact us.



GROUND FLOOR

ENTRANCE HALL

Composite front door. Laminate effect flooring. Radiator. Stairs to the first floor.

WC

Laminate effect vinyl flooring. Radiator. Wash basin and wc.

LIVING ROOM

17'00 x 10'1 (5.18m x 3.07m)

Fitted carpet. Two radiators. UPVC double glazed window.

KITCHEN DINER

17'1 x 9'1 (5.21m x 2.77m)

UPVC double glazed window. UPVC double glazed patio doors into the garden. Laminate effect vinyl flooring. Radiator. Range of wall cupboards and base units with integrated fridge freezer, cooker, gas hob and dishwasher. Store cupboard.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Radiator. Store cupboard. Access to the loft.

MASTER BEDROOM

12'3 max x 9'1 max (3.73m max x 2.77m max)

UPVC double glazed doors onto a Juliet balcony. Fitted carpet. Radiator. Fitted wardrobe.

EN-SUITE

9'1 x 4'6 (2.77m x 1.37m)

Vinyl flooring. Radiator. UPVC double glazed window. Wash basin, wc and shower compartment with an electric shower. Part tiled walls.

BEDROOM TWO

10'2 max x 9'11 max (3.10m max x 3.02m max)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobe.

BEDROOM THREE

7'1 x 6'1 (2.16m x 1.85m)

Vinyl flooring. Radiator. UPVC double glazed window. Panelled bath with shower over, wash basin and wc. Part tiled walls.

BATHROOM

7'1 x 6'1 (2.16m x 1.85m)


Vinyl flooring. Radiator. UPVC double glazed window. Panelled bath with shower and screen over, wash basin and wc. Part tiled walls.

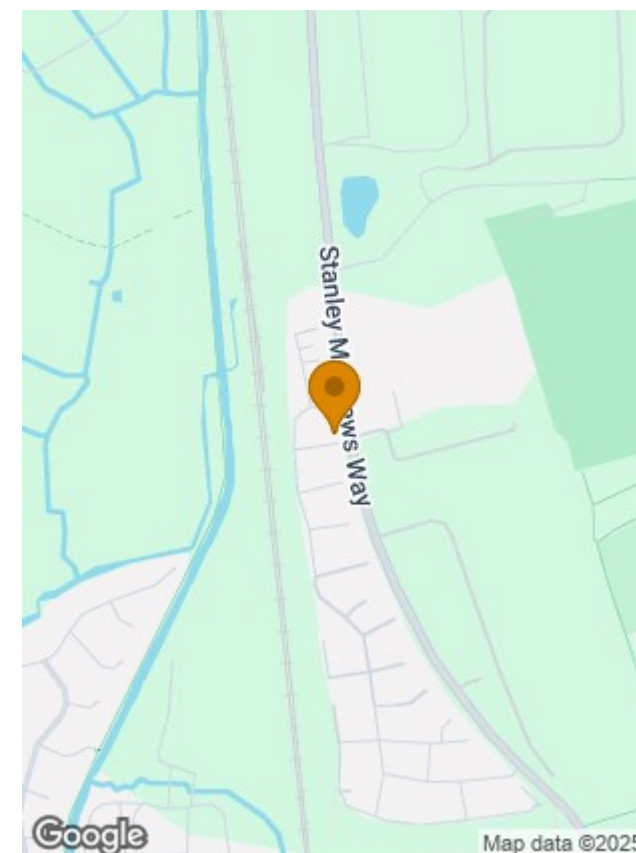
OUTSIDE

There is a driveway to the side of the property providing off road parking for two vehicles. The rear garden is enclosed with a patio and lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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 	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - D



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

AusterberryTM
the best move you'll make