

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



27 Grangewood Road, Meir, Stoke-On-Trent, ST3 7AZ

£140,000

A property with lots of potential both inside and outside!

What will likely attract potential buyers to this property on Grangewood Road will be the space available outside. This certainly lends itself to providing a large driveway subject to appropriate planning permissions.

Inside, this style of property are well known for large rooms and a useful ground floor WC. The condition of the property would benefit from general updating and modernisation, however gas central heating and UPVC double glazing are already in place.

Potential is the key word and we would be delighted to show you round!

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Radiator. Fitted carpet. Stairs leading to the first floor.

LOUNGE

13'6 x 11'9 (4.11m x 3.58m)

Fitted carpet. Radiator. UPVC double glazed window. Feature fireplace with gas fire. Under stairs storage.

KITCHEN

13'0 x 9'3 (3.96m x 2.82m)

Range of wall cupboards and base units with integrated appliances to include under counter fridge and freezer and washing machine. Space for gas cooker. UPVC double glazed window. Radiator. Tiled splashback.

CLOAKS/WC

Vinyl flooring. Tiled walls. Wc. UPVC double glazed window.

FIRST FLOOR

LANDING

BEDROOM ONE

12'11 x 10'5 (3.94m x 3.18m)

Laminate flooring. Radiator. Two UPVC double glazed windows.

BEDROOM TWO

12'7 x 9'1 (3.84m x 2.77m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

9'2 x 6'11 (2.79m x 2.11m)

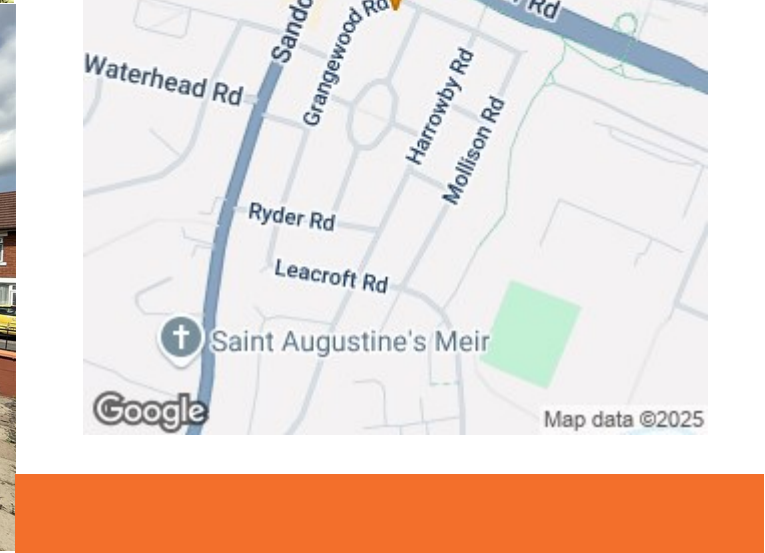
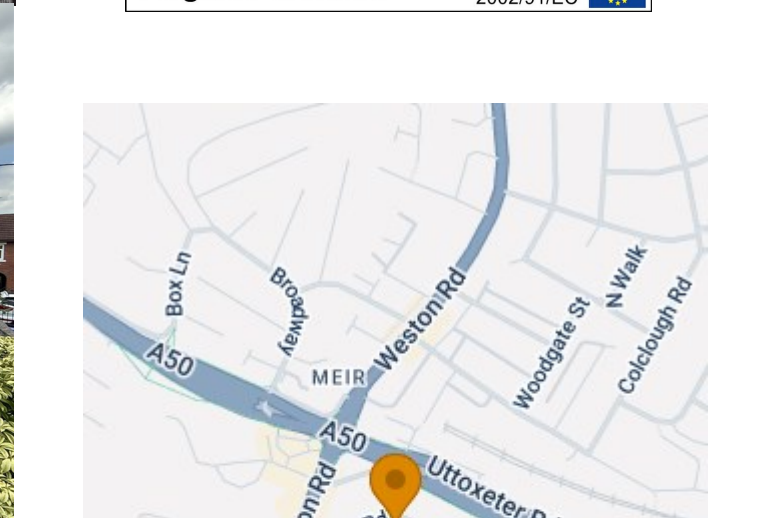
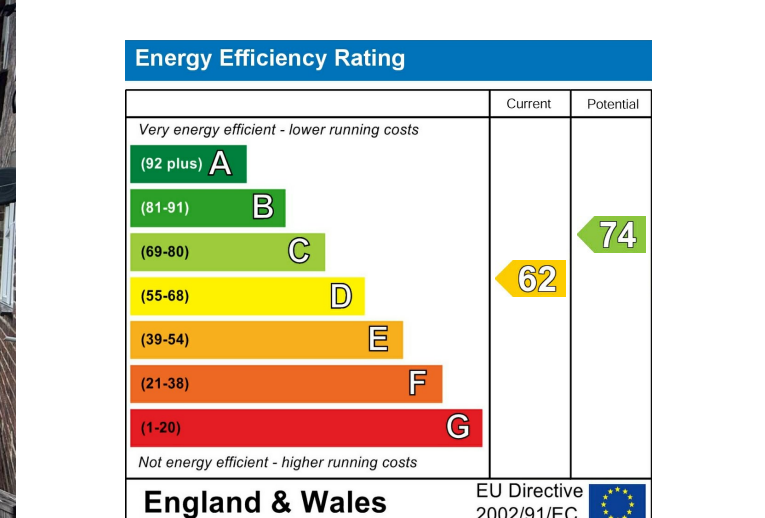
White and timber suite consisting of a bath with electric shower over, wash basin and wc. UPVC double glazed window. Radiator. Tiled walls. Cupboard containing the gas central heating boiler and hot water cylinder.

OUTSIDE

There is a large enclosed paved area to the front of the property ideal conversion for a driveway, subject to appropriate planning permission.

To the rear there is a large enclosed paved rear garden with gravel beds and shrubs.





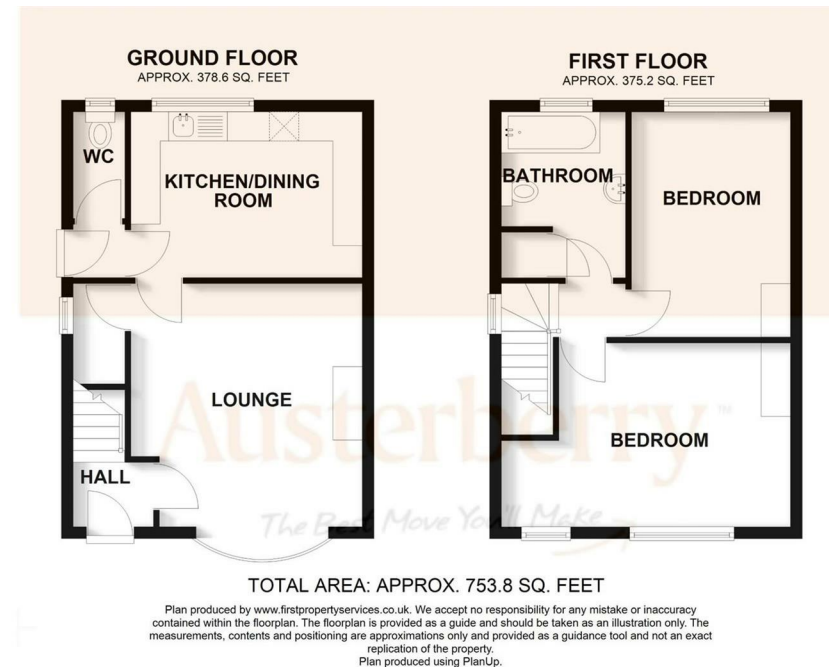
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

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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