

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



173 Grove Road, Mount Pleasant, Stoke-On-Trent, ST4 4LF

£180,000



- Spacious accommodation
- Large reception room
- Three bedrooms
- Brick workshop
- Outstanding potential
- Spacious kitchen
- Lengthy rear garden
- Garage

Positioned in the sought-after area of Mount Pleasant, this traditional three-bedroom semi-detached property offers spacious accommodation and outstanding potential to create a superb family home.

The property features a large reception room which was previously used as a lounge-diner, a kitchen which is more spacious than you may expect and three well-proportioned bedrooms, providing a flexible layout that lends itself well to modernisation and personalisation. With its excellent room dimensions and traditional layout, the home offers an ideal canvas for refurbishment and modernisation.

Outside, there is a lengthy rear garden at the back featuring a garage and a separate workshop, whilst the front of the property features a double width tarmac-surfaced driveway.

Located on Grove Road, the property benefits from convenient access to local amenities, reputable schools and transport links, as well as being within walking distance to the stunning local park, making it a fantastic opportunity for families, or anyone looking to make their mark in a popular residential location.

See our online virtual tour and for more information call or email us.





## GROUND FLOOR

### ENTRANCE PORCH

Fitted carpet. UPVC double glazed front door.

### HALL

Fitted carpet. Timber internal front door. Access to stairs. Store cupboard containing WC.

### LOUNGE/DINER

29'11 x 12'0 max (9.12m x 3.66m max)

Fitted carpet. Two radiators. Aluminium double glazed window. UPVC double glazed window.

### KITCHEN

16'9 max x 10'4 max, 7'7 min (5.11m max x 3.15m max, 2.31m min)

Tiled floor. Radiator. UPVC double glazed window. UPVC double glazed rear door. A range of fitted wall units and base cupboards. Gas combi boiler.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet. Timber single glazed window.

## BEDROOM ONE

13'7 max x 12'6 (4.14m max x 3.81m )

Fitted carpet. Radiator. Double glazed window. Fitted wardrobes.

## BEDROOM TWO

12'5 x 11'1 (3.78m x 3.38m)

Fitted carpet. Radiator. Double glazed window. Fitted wardrobes.

## BEDROOM THREE

7'10 max x 7'8 (2.39m max x 2.34m)

Fitted carpet. Radiator. Double glazed window. Fitted store unit.

## BATHROOM

8'6 x 7'10 (2.59m x 2.39m)

Fitted carpet. Radiator. UPVC double glazed window. Tiled walls. Bath, washbasin, WC and shower compartment.

## OUTSIDE

There is a lengthy garden to the rear with a patio area, flower beds and a brick workshop.


There is a double width tarmac driveway to the front of the property leading to the....

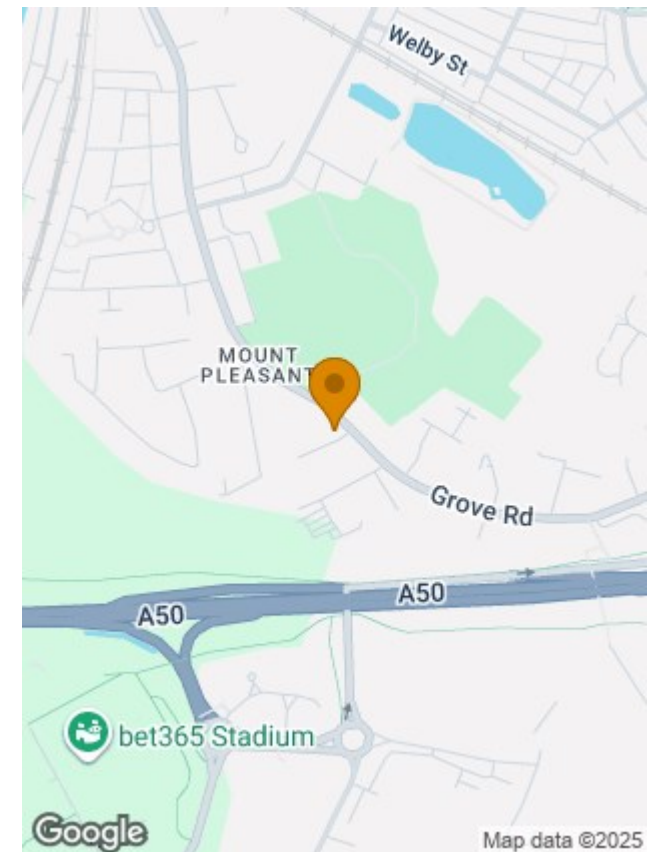
## DETACHED SINGLE GARAGE







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(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		
<b>England &amp; Wales</b>	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)

**Austerberry**<sup>TM</sup>  
the best move you'll make