

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Brookwood Drive, Meir, Stoke-On-Trent, ST3 6JE

£140,000

- Three Good Bedrooms
- Popular Location
- Combi Boiler
- Large Kitchen + Integrated Appliances
- Two Car Driveway
- No Onward Chain
- UPVC Double Glazing
- Not To Be Missed!

## THREE GOOD BEDROOMS AND A TWO CAR DRIVEWAY!

Impressive and spacious accommodation, a popular location and a very competitive price are key to the appeal of this traditional town house.

The property is conveniently close to local schools and neighbourhood shops as well as access to the A50 at Meir and it is being sold with no onward chain to slow down your purchase.

Features include a truly spacious kitchen and dining area with integrated appliances and in addition to a first floor bathroom there is a ground floor utility room and shower room with WC.

The windows throughout the property are UPVC double glazed units, heating is from a gas combi boiler in the bathroom and the rear garden is fully enclosed.

For more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator. Stairs leading to the first floor. Under stairs recess for coats and storage.

### LOUNGE

13'6" max 12'3" (4.11m max 3.73m)

Fitted carpet. Double radiator. UPVC double glazed window with fitted vertical blinds. White fireplace surround with marble hearth and inserts and living flame gas fire.

### KITCHEN WITH DINING AREA

20'4 x max x 9'1" (6.20m x max x 2.77m)

Superb tiled floor. Part tiled walls. An excellent range of wall cupboards and base units in a pale timber effect finish together with integrated gas hob, eye level oven, dishwasher and fridge, space for tall fridge freezer. Double radiator, UPVC double glazed window with fitted roller blind. Pantry with shelving.

### REAR HALL/UTILITY ROOM/SHOWER ROOM AND WC

15'9" x 4'9" (4.80m x 1.45m)

Tiled walls. UPVC double glazed windows. White low level WC and shower. Plumbing for washing machine. Wall mounted electric heater. UPVC double glazed external door.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpet. Access to the loft.

### BEDROOM ONE

12'4" x 12'4" (3.76m x 3.76m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

13'11" x 9'1" (4.24m x 2.77m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM THREE

8'8" x 6'10" plus recess (2.64m x 2.08m plus recess)

Fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM/WC

8'4" max x 5'8" (2.54m max x 1.73m)

Fitted carpet. Tiled walls, UPVC double glazed window with fitted venetian blinds. White suite complete with shower fitting to the panelled bath, wash basin and WC. Radiator. Airing/storage cupboard housing the gas combi boiler.

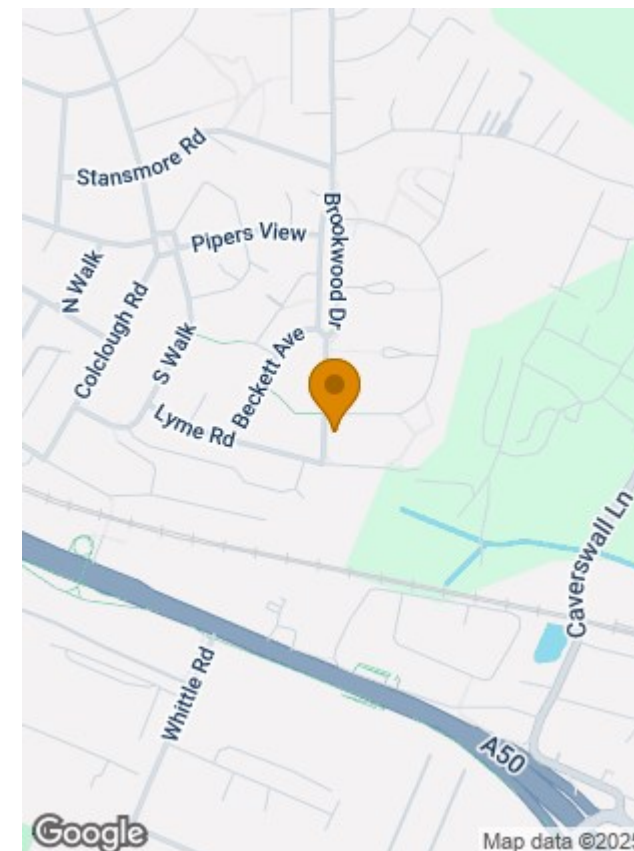
## OUTSIDE

There is a two car paved driveway to the front of the house and a compact mainly lawned garden to the rear.





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>		74
(55-68) <b>D</b>	62	
(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

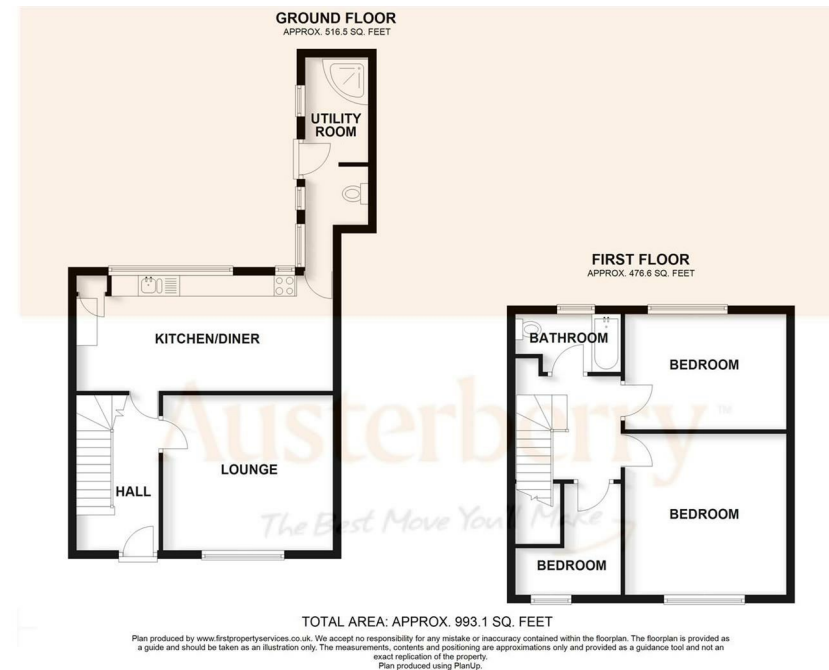
Tenure - Freehold

Council Tax Band - 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 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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