

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



41 Barbrook Avenue, Meir Hay, Stoke-On-Trent, ST3 5UG

£295,000



- Large Corner Plot
- First Class Presentation
- Comfortable Lounge
- Brick Garage
- Excellent Accommodation
- Open Plan Kitchen And Dining Room
- Double Glazed Conservatory
- Combi Boiler And UPVC Double Glazing

## CORNER PLOT + EXCELLENT ACCOMMODATION AND FINISH

Without a doubt one of the most desirable detached properties in the area and a house which could potentially offer scope for extension if required and subject to appropriate consent being obtained.

The property has been maintained and improved to a high standard and is set within immaculate grounds including extensive lawned corner gardens and a private imaginatively laid out rear garden with large patio areas and a substantial garden shed.

Inside the property you will find well proportioned family sized accommodation with a comfortable lounge, full width kitchen and dining area and also a double glazed conservatory to the rear.

The attached garage has been used as a gym and features light, power and a roller shutter door, the property has UPVC double glazing throughout and heating is from a gas central heating system.

There is plenty of off road parking space in the block paved driveway and the house is only a short walk away from neighbourhood shops.

For more information call or contact us.





## GROUND FLOOR

### ENTRANCE HALL

Composite double glazed front door. Laminate flooring. Radiator. Stairs leading to the first floor. Door into the...

### LOUNGE

15'7 x 11'5 (4.75m x 3.48m)

Laminate flooring. Double radiator. UPVC double glazed bay window with fitted white venetian blinds. Truly impressive living flame effect electric fire. Under stairs storage cupboard.

### FITTED KITCHEN WITH OPEN ARCHWAY INTO THE DINING R

### KITCHEN AREA

14'7 x 8'5 (4.45m x 2.57m)

Tiled floor. Excellent range of wall cupboards and base units with an off white finish and soft close doors and drawers together with integrated appliances including a Bosch electric hob, stainless steel cooker hood and double under oven. Plumbing for washing machine. Space for tall fridge freezer. Two UPVC double glazed windows and external door... all with white fitted venetian blinds.

### DINING AREA

11'9 x 9'0 (3.58m x 2.74m)

Tiled floor to match the kitchen. Double radiator. Door into the garage. Cupboard with louvre doors containing the Baxi gas combi boiler. UPVC double glazed double doors leading into the...

### CONSERVATORY

10'7 x 9'8 (3.23m x 2.95m)

Laminate flooring. UPVC double glazed windows and double doors leading out onto the patio.

## FIRST FLOOR

## LANDING

With stunning oak and glass balustrade. Fitted carpet. Access to the loft. Storage cupboard.

### BEDROOM ONE

13'9 x 8'2 (4.19m x 2.49m)

Fitted carpet. Radiator. UPVC double glazed window with white fitted venetian blinds. Wall panelling.

### BEDROOM TWO

10'6 max x 8'0 (3.20m max x 2.44m)

Fitted carpet. Radiator. UPVC double glazed window with white fitted venetian blinds.

### BEDROOM THREE

9'6 max, 6'6 min x 6'2 (2.90m max, 1.98m min x 1.88m)

Fitted carpet. Radiator. UPVC double glazed window with white fitted venetian blinds. Built in wardrobe/storage cupboard.

### BATHROOM/WC

6'0 x 6'0 (1.83m x 1.83m)

Laminate flooring. Tiled walls. White suite featuring a rain head shower over the bath, wash basin and wc within a fitted unit. UPVC double glazed window. Stainless steel centrally heated towel rail.

## OUTSIDE

The house occupies a large fenced corner plot with return frontage to Ledstone Way. Ornamental double gates lead from Barbrook Avenue into a sweeping block paved driveway and there are extensive lawns and mature shrubs to the side of the property.

There is also a fully enclosed and private rear garden with large paved patio areas, established plants and shrubs, lawn and a substantial timber shed.

## ATTACHED DRIVE


14'10 x 12'6 internal measurements (4.52m x 3.81m internal measurements)

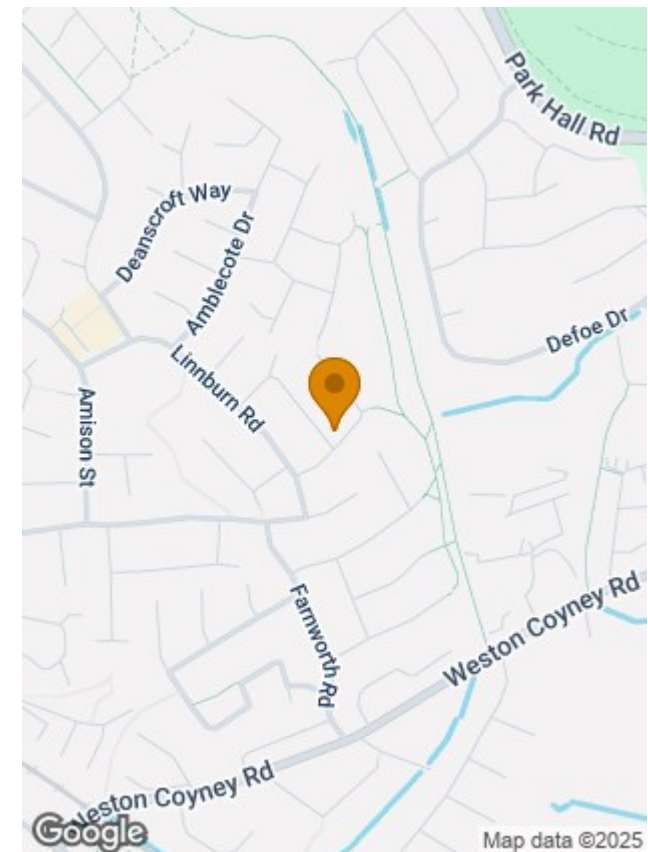
UPVC double glazed window. Light and power. Roller shutter door.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>65</b>	<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
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](mailto:enquiries@austerberry.co.uk)

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