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Estate Agents

Letting and Management Specialists



21 Grindley Lane, Meir Heath, Stoke-On-Trent, ST3 7LN

£625,000

- A Unique Detached House
- Approximately 2 Acres
- Gas Combi Boiler
- Extensive Range Of Outbuildings
- With Land And Stables
- Four Bedrooms Plus En-Suite Bathroom
- UPVC Double Glazing
- Dog Kennels Available By Separate Negotiation

A DETACHED HOUSE WITH LAND AND STABLES

Most definitely a truly unique property with land to the rear extending to approximately 2 acres and with a range of buildings and kennels which have been used in conjunction with the business of the present owners. Please note, however, the business is not available for sale though a range of 10 dog kennels can be available for sale through separate negotiation with the sellers.

This property may have the appearance of a bungalow from the front but is in fact an extensive and impressive detached house with features including three bedrooms on the ground floor complete with en-suite bathroom to the master bedroom and a separate family shower room. There is also an impressive and spacious lounge with bi-fold doors, a large fitted kitchen and the dining room features a log burner stove. On the first floor the fourth bedroom also has a most useful cloakroom with WC and wash basin.

The property is heated from a gas combi boiler, there is UPVC double glazing throughout and the house is conveniently close to neighbourhood shops, a supermarket and the A50 at Blythe Bridge.

For more information call or e-mail us.



PORCH

Tiled floor. UPVC double glazed double doors.

ENTRANCE HALL

UPVC double glazed entrance door. Laminate flooring. Double radiator.

BEDROOM TWO

13'5" x 13'4" (4.09m x 4.06m)

Grey laminate flooring. Radiator. Two UPVC double glazed windows with fitted vertical blinds.

BEDROOM THREE

12'10" x 12'0" (3.91m x 3.66m)

Currently used as an office/studio.

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds.

INNER HALL

Laminate flooring. Storage cupboard.

SHOWER ROOM

6'4" x 5'11" (1.93m x 1.80m)

Tiled floor and walls. A white suite consisting of a low level WC, wash basin within a fitted unit and walk in shower. Radiator. UPVC double glazed window.

MASTER BEDROOM

20'7" x 11'1" (6.27m x 3.38m)

Fitted carpet. Two Radiators. UPVC double glazed window to the side of the room with fitted roller blind and UPVC double glazed double doors leading out onto the patio.

EN-SUITE BATHROOM

8'1" x 6'11" (2.46m x 2.11m)

Tiled floor and walls. A white jacuzzi type bath with shower fitting, low level WC and wash basin within a fitted unit. Radiator. Concealed lighting, Fitted mirror. Extractor. UPVC double glazed window.

OFFICE AREA

Fitted carpet. UPVC double glazed window. Stairs leading to the first floor.

DINING ROOM

15'4" x 13'2" (4.67m x 4.01m)

Tiled floor. Radiator. UPVC double glazed window. Timber mantel with tiled hearth and log burner stove. Double doors leading into the...

IMPRESSIVE LOUNGE

23'9" x 12'0" (7.24m x 3.66m)

Fitted carpet. Double and single radiators. UPVC double glazed bi-fold doors leading out on to the patio. Store.

KITCHEN

23'9" x 8'4" (7.24m x 2.54m)

Tiled floor. Walk in utility cupboard with a space for washing machine and dryer. Two UPVC double glazed windows to the side of the room and a UPVC double glazed rear door and windows. A range of wall cupboards and base units in a pale timber effect finish with a double oven, electric hob, cooker hood and dishwasher. Concealed gas combi boiler.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Velux type window. Access to under eaves storage.

CLOAK ROOM

6'5" 5'5" (1.96m 1.65m)

Tiled floor. A white low level WC and wash basin.

BEDROOM FOUR

10'6" plus recess x 10'6" (3.20m plus recess x 3.20m)

Fitted carpet. Radiator. UPVC double glazed window.

OUTSIDE

The property stands behind a small garden area with mature trees and shrubs. There is an extensive block paved driveway and a turning area to the front of the house.

To the rear is an extensive and attractive low maintenance garden with a large patio, gravelled area and a copper beech tree.

The yard and grounds to the house are floodlit and with CCTV coverage to many areas. In addition, there is a timber built stable block and a field gate leads into a paddock of which we understand is in excess of 1.6 acres complete with field shelter.

In addition there are three timber buildings with light, power and CCTV and a block of ten dog kennels which can be available to purchase by separate negotiation with the vendors.


We understand there is also an all weather menage which has not been used by the present owners during their period of occupation.

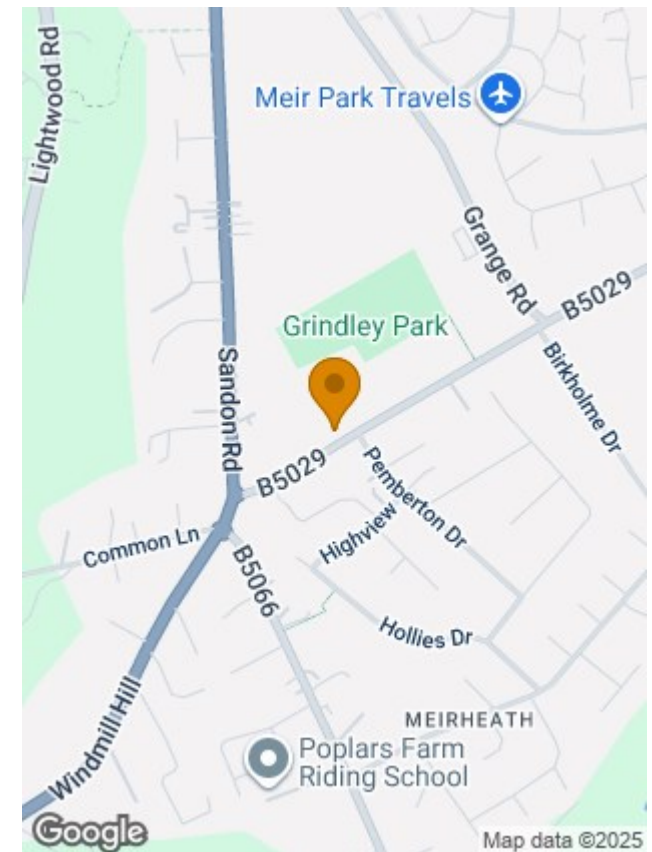
A long tarmac driveway with tall double gates leads to an extensive yard/parking area and to a.....

DETACHED BRICK AND TILE GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(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 - E



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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