

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



49 Highfield Avenue, Meir, Stoke-On-Trent, ST3 5LZ

£160,000



- Three Bedroom
- Extended Accommodation
- White Bathroom Suite
- Conservatory
- Popular Location
- Cul-De-Sac Location
- Utility Area
- Off Road Parking

This well-presented three-bedroom semi-detached home on the ever-popular Highfield Avenue offers extra living space, off-road parking, and a location that's ideal for families and commuters alike.

Extended on the ground floor, the property features a generous layout with flexible living areas – perfect for modern family life or those working from home. The home is set back from the road with its own driveway, providing convenient off-road parking.

Situated close to local schools, shops, and excellent transport links, this is a fantastic opportunity for buyers looking to step onto the property ladder or upsize into a more spacious home.

Highfield Avenue offers a quiet cul-de-sac position but also benefits from convenient access to the A50 which is only a short drive away.

For more information call or e-mail us.





## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Laminate flooring. Radiator.

### LIVING ROOM

13'0 x 12'11 (3.96m x 3.94m)

Fitted carpet. Radiator. UPVC double glazed window. Open plan leading into the...

### DINING AREA

10'8 x 8'2 (3.25m x 2.49m)

Vinyl flooring. Radiator. UPVC double glazed window.

### UTILITY AREA

Vinyl flooring. Store cupboard. Doors leading into the conservatory.

### KITCHEN

10'9 x 6'0 (3.28m x 1.83m)

Vinyl flooring. Radiator. Range of wall cupboards and base units with integrated oven, hob and wall mounted extractor. UPVC double glazed rear door. UPVC double glazed window.

### CONSERVATORY

10'0 max x 8'1 max (3.05m max x 2.46m max)

Timber window units with double glazed panes. Fitted carpet.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpet. UPVC double glazed window. Access to the loft.

### BEDROOM ONE

12'0 x 9'4 (3.66m x 2.84m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM TWO

11'3 x 9'1 (3.43m x 2.77m)

Fitted carpet. Radiator. UPVC double glazed window. Vaillant combi boiler.

### BEDROOM THREE

7'0 x 6'7 (2.13m x 2.01m)

Fitted carpet. UPVC double glazed window.

### BATHROOM

7'2 x 6'10 (2.18m x 2.08m)

Laminate flooring. Radiator. UPVC double glazed window. Bath with shower over, wash basin and wc.

## OUTSIDE

There is a block paved driveway with slate borders to the front of the property.

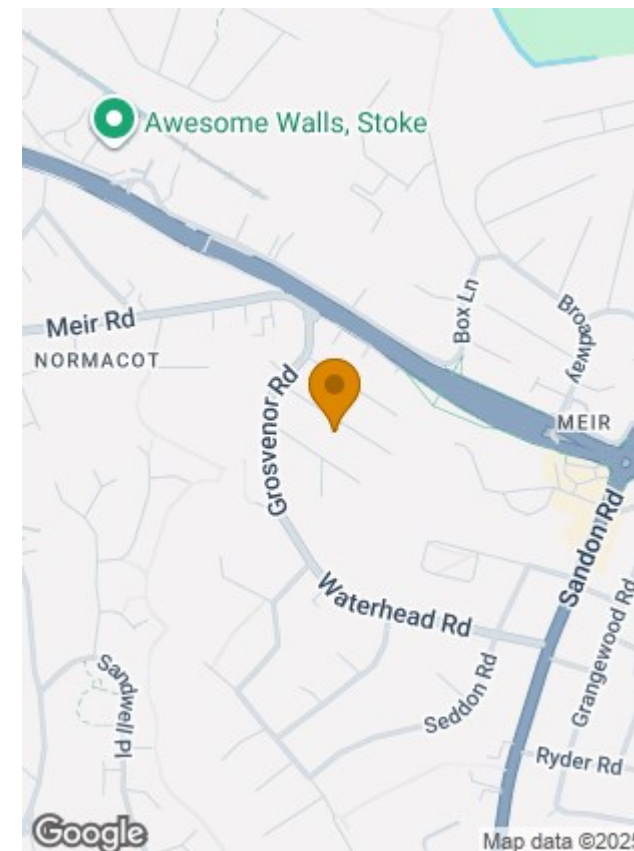
The rear garden has a paved area, gardens decorated with golden gravel, decked area for garden furniture and a metal shed for storage.







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>		
(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

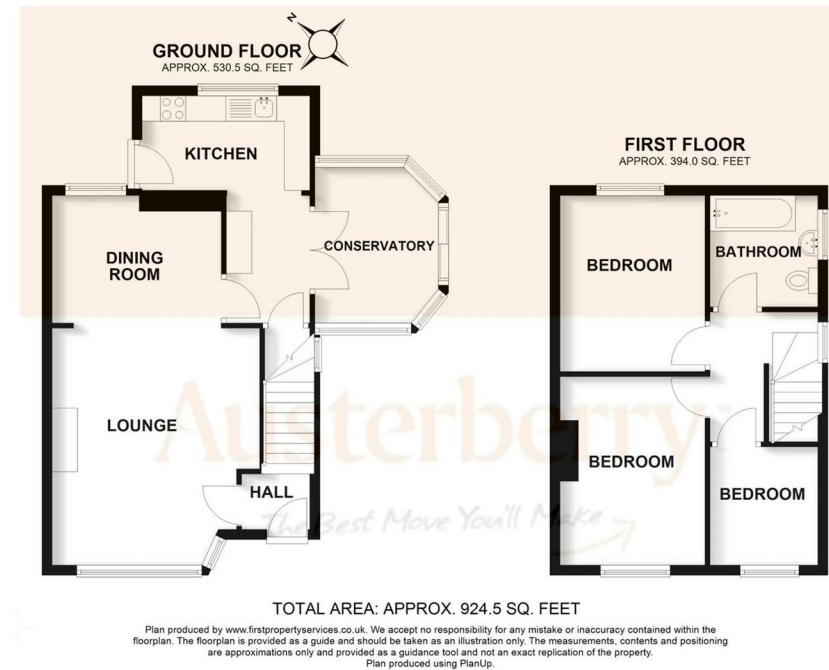
Tenure - Freehold

Council Tax Band - 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](mailto:enquiries@austerberry.co.uk)

**Austerberry™**  
the best move you'll make