

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



9 Wellesley Street, Shelton, Stoke-On-Trent, ST1 4NF

Auction Guide

£170,000

- FOR SALE VIA ONLINE AUCTION ON MON 19th JAN 2026 AT 1PM UNTIL TUES 20th JAN 1PM 2026.

- ADB intruder, fire alarm system & CCTV

- Parking To The Front

- Close To Staffordshire University Campus & Stoke Train Station

- HMO TOWNHOUSE With Seven Bedrooms

- Fitted Kitchen And A Laundry Room

- Enclosed Paved Yard To The Rear

- Prime Location

HMO TOWNHOUSE FOR SALE VIA ONLINE AUCTION
ON MONDAY 19th JANUARY 2026 AT 1PM UNTIL
TUESDAY 20th JANUARY 1PM 2026.

CONTACT TO ARRANGE VIEWINGS BY APPOINTMENT

An investment opportunity in a prime location!

This is a seven bedroom professionally converted house of
multiple occupation!

The property benefits from excellent features such as ADB
intruder and fire alarm system, 300 litre pressurised hot
water system and CCTV for external areas.

Located in a prime position just off Stoke Road with
amenities such as the Staffordshire University campus,
Stoke train station and Hanley a short distance away.
Parking is available for five vehicles at the front and there
is a low maintenance yard to the rear.

Opportunities don't come much better than this!

For more information contact us.



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GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door. Vinyl flooring with mat. Radiator. Fire alarm control panel.

SHOWER & WC

7'11 x 6'0 (2.41m x 1.83m)

UPVC double glazed window. White suite consisting of a shower compartment, wash basin and wc. Cabinet containing the Worcester central heating boiler. Chrome heated towel rail radiator.

WC

WC

BEDROOM ONE

13'0 x 8'10 (3.96m x 2.69m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

13'0 x 7'7 (3.96m x 2.31m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE/ COMMUNAL AREA

13'4 x 12'11 (4.06m x 3.94m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted storage cupboards.

KITCHEN

15'0 x 14'1 (4.57m x 4.29m)

Range of gloss white wall cupboards and base units with electric oven and hob. Low level LED lighting. UPVC double glazed window. Radiator. Spotlights. Vinyl flooring.

LAUNDRY

7'7 x 6'6 (2.31m x 1.98m)

Worktop with cabinet space. Plumbing for washing machine. UPVC double glazed window. Radiator.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM FOUR

15'0 x 10'2 (4.57m x 3.10m)

Fitted carpet. Radiator. UPVC double glazed window. Integral storage.

BEDROOM FIVE

13'6 x 13'0 (4.11m x 3.96m)

Fitted carpet. Radiator. UPVC double glazed window. Integral storage.

BEDROOM SIX

16'9 x 13'1 (5.11m x 3.99m)

Fitted carpet. Radiator. Two UPVC double glazed windows. Integral storage.

TWO SEPARATE WC ROOMS

SHOWER ROOM

7'0 x 5'11 (2.13m x 1.80m)

Shower compartment, wash basin and wc. Radiator. UPVC double glazed window.

SEPARATE SHOWER

Shower compartment.

BEDROOM SEVEN

14'10 x 12'3 (4.52m x 3.73m)

Fitted carpet. Radiator. UPVC double glazed window. Integral storage.

BEDROOM EIGHT

12'3 x 11'6 (3.73m x 3.51m)

Fitted carpet. Radiator. UPVC double glazed window.

SECOND FLOOR

LANDING

Fitted stair and landing carpet. Two radiators. UPVC double glazed window. Cupboard with 300 litre pressurised hot water cylinder.

OUTSIDE

The front of the property provides parking for five vehicles and there is a enclosed paved rear yard.





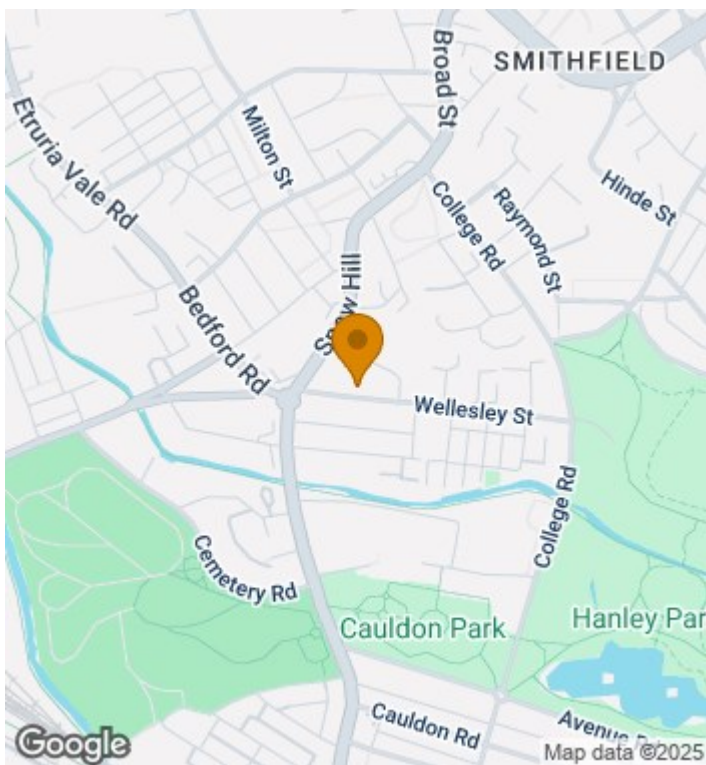
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(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	



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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