

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



4 Vienna Way, Meir Hay, Stoke-On-Trent, ST3 5YB

£230,000

- Extended And Modernised
- Shaker Style Fitted Kitchen
- White Bathroom Suite
- Summer House
- Three Bedrooms
- Sun Room
- Low Maintenance Rear Garden
- Off Road Parking

An extended and modernised family house!

You don't want to miss this opportunity to purchase an extended three bedroom home in the popular location of Meir Hay.

The property offers great accommodation with a generous lounge and UPVC bay window. The main feature of the property is the attractive shaker style kitchen with integrated gas hob and electric oven which opens into a beautiful sun room extension with velux windows in the ceiling.

Upstairs, all three bedrooms are of a practical size and benefit from fitted wardrobes and the bathroom has a white suite and fully tiled walls.

Outside the property is laid out for low maintenance with attractive Indian stone paving, artificial grass and gravel border. The summer house/storage shed has light & power and is a great addition with a variety of potential uses. The driveway is wide and has space for three vehicles.

This is a brilliant property and viewing is highly recommended!

For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

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

LOUNGE

18'1 x 11'7 (5.51m x 3.53m)

Wood effect laminate flooring. Radiator. UPVC double glazed bay window. Feature fireplace with electric fire. Useful under stairs storage cupboard. Feature wallpapered wall.

KITCHEN WITH DINING AREA

14'7 x 8'4 (4.45m x 2.54m)

Range of grey shaker style wall cupboards and base units with integrated gas hob and double oven. Plumbing for washing machine. Tiled splashback. Space for tall fridge freezer. Baxi combi boiler. Radiator. Spotlights.

SUN ROOM/EXTENSION

13'5 x 8'7 (4.09m x 2.62m)

Wood effect laminate flooring. Radiator. Velux roof window. UPVC double glazed window and patio doors. Feature log burner stove.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Access to the loft via a ladder.

BEDROOM ONE

12'3 x 8'3 (3.73m x 2.51m)

Fitted grey carpet. Radiator. UPVC double glazed window. Fitted wardrobe with sliding mirrored door. Feature wallpapered walls.

BEDROOM TWO

9'1 x 8'0 (2.77m x 2.44m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobe with sliding door.

BEDROOM THREE

9'5 x 6'1 (2.87m x 1.85m)

Fitted carpet. Radiator. UPVC double glazed window. Bespoke fitted wardrobe.

BATHROOM/WC

6'1 x 6'0 (1.85m x 1.83m)

White suite with a P shaped bath and shower over, wc and wash basin. Chrome heated towel rail radiator. Fully tiled walls. Illuminated mirror. UPVC double glazed window. Spotlights.

OUTSIDE

There is a wide tarmac driveway suitable for parking numerous cars at the front of the property.

The enclosed low maintenance rear garden has Indian Stone paving, artificial grass and gravelled borders along with outside lighting, hot and cold outside taps and a...

TIMBER SUMMER HOUSE

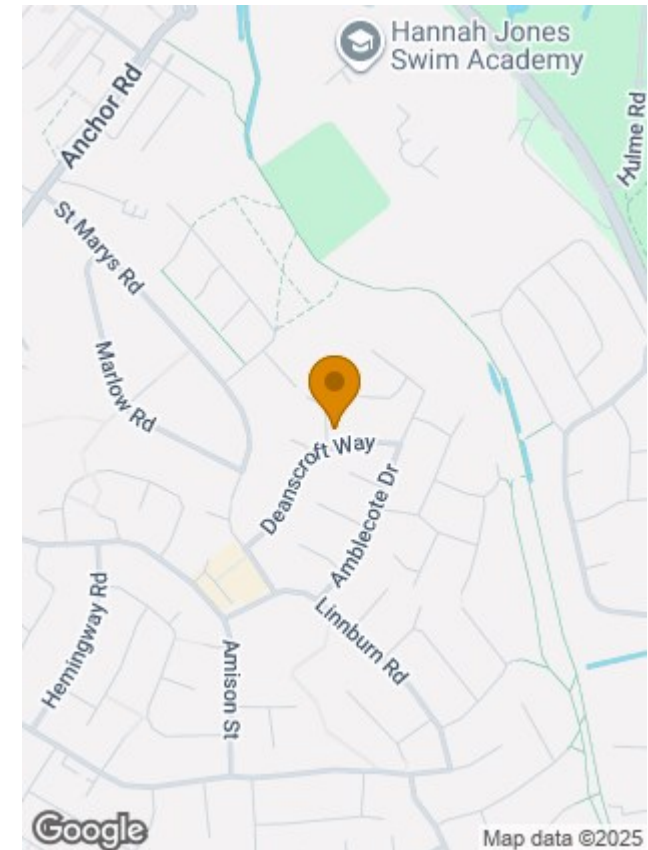
16'0 x 8'0 (4.88m x 2.44m)

UPVC door and windows.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	54	
(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 - B



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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