

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



2b Wolseley Road, Oakhill, Stoke-On-Trent, ST4 5BL

£150,000

- Three Bedroom Townhouse
- Fitted Kitchen
- UPVC Double Glazing
- Good Sized Garden
- Master Bedroom With En-suite
- Utility Room
- Combi Boiler
- Close To Local Amenities And Transport Links

A fully modernised and sizable townhouse!

This is a deceptively spacious three-bedroom townhouse located on the popular Wolseley Road in Oakhill. The property offers well-proportioned accommodation throughout, making it ideal for families, professionals, or those seeking flexible living space.

The master bedroom benefits from its own private WC, adding a welcome level of convenience, while the remaining bedrooms are well sized and versatile.

The kitchen and bathroom offer both practicality and style and there is even a useful utility room at the back of the house with patio doors out into the spacious garden. With its generous internal layout and excellent use of space, this home offers more than first meets the eye and is well positioned for local amenities, schools, and transport links.

Excellent value is on offer here and this property really does offer plenty of house at an extremely competitive price.



## ENTRANCE HALL

Composite front door. Fitted carpet. Stairs to the first floor.

## LIVING ROOM

13'04 x 12'03 (4.06m x 3.73m)

UPVC Double glazed bow window. Laminate floor. Vertical radiator. Electric fire.

## KITCHEN

10'02 x 9'08 (3.10m x 2.95m)

UPVC Double glazed window. Laminate floor. Vertical radiator. A range of kitchen units and breakfast bar. Integrated microwave. Integrated wine chiller. Wall mounted extractor fan.

## UTILITY ROOM

9'03 x 4'09 (2.82m x 1.45m)

UPVC Double glazed patio doors into the garden. UPVC Double glazed window. Laminate floor. Vertical radiator. Combi boiler. Plumbing for washing machine.

## SHOWER ROOM

10'03 x 4'03 (3.12m x 1.30m)

UPVC Double glazed window. Fully tiled floor and walls. Radiator. Low level W/C. Wash basin with vanity unit. Walk in shower.

## FIRST FLOOR

### LANDING

Fitted carpet. Access to the loft.

### BEDROOM ONE

13'05 max x 12'03 max (4.09m max x 3.73m max)

UPVC Double glazed window. Fitted carpet. Radiator.

### WC

UPVC Double glazed window. Vinyl flooring. Radiator. W/C. Wash basin

### BEDROOM TWO

10'05 x 7'07 (3.18m x 2.31m)

UPVC Double glazed window. Fitted carpet. Radiator.

### BEDROOM THREE

7'10 x 7'08 (2.39m x 2.34m)

UPVC Double glazed window. Fitted carpet. Radiator

### OUTSIDE

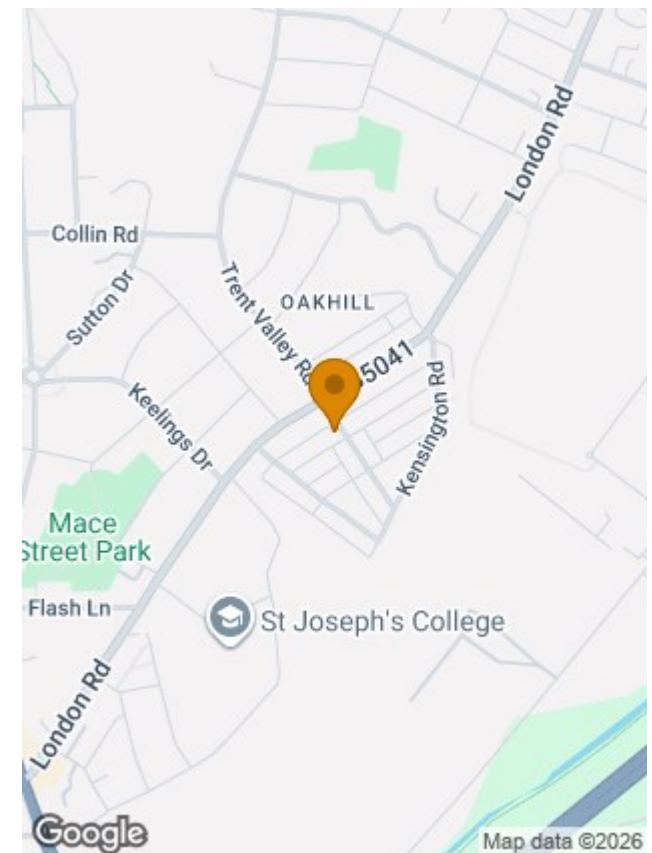
To the rear of the property there is a lawn area and a timber shed.

At the front of the property there is a gated forecourt and on street parking.





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**<sup>™</sup>  
the best move you'll make