

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



11 Mercer Street, Dresden, Stoke-On-Trent, ST3 4ET

Offers In Excess Of

£500,000

- Watch Our Online Video Tour!
- Three Reception Rooms
- Garage
- Historical Property
- Seven Bedrooms
- Ballroom
- Large Outbuildings
- Potential For Development

This striking property on Mercer Street in the historical area of Dresden dates back to the Victorian era and retains many of the original features.

The front elevation is impressive with large sash windows across the front with stone sills and lintels along with a huge front door. Within the property you are greeted with an entrance hallway and three reception rooms including a full sized ballroom with historical feature fireplace. The ground floor also includes a dining room, fully fitted kitchen, utility room and ground floor shower room. The first floor boasts a generous seven double bedrooms, one bathroom and one shower room.

The plot on which the property sits is across Mercer Street primarily but also Lansdowne Street to the east. This includes a walled garden with orchard trees, and a paved patio area to the rear. Not only is there an attached garage with driveway but a walled yard with large outbuildings. The outbuildings offer potential for residential development subject to relevant planning permissions being obtained.

To conclude, this is a very rare opportunity to purchase a landmark, historical property. This is a stunning family home, with potential for further development, improvements and extension.

For more information call us on 01782 594595 or e-mail sales@austerberry.co.uk



GROUND FLOOR

ENTRANCE HALL

Feature double glazed timber front door. Radiator. Stunning Minton tile flooring. Store cupboard. UPVC double glazed doors to garden.

FRONT RECEPTION ROOM

13'11 max x 13'4 max (4.24m max x 4.06m max)
Timber double glazed sash window. Column radiator. UPVC double glazed window to side. Carpet. Electric fire with feature surround.

SECOND RECEPTION ROOM

13'10 max x 13'7 max (4.22m max x 4.14m max)
Timber double glazed sash window. Carpet. Radiator. Gas fire.

THIRD RECEPTION ROOM

13'11 x 9'3 (4.24m x 2.82m)
UPVC double glazed patio doors into the garden. Laminate flooring. Radiator. Space for large twelve seater dining table.

BALLROOM

26'10 max x 19'8 max (8.18m max x 5.99m max)
Three double glazed timber sash windows with original timber shutters. Carpet. Feature gas fire. Original feature coving. Three radiators.

KITCHEN

11'11 x 11'11 (3.63m x 3.63m)
UPVC double glazed window. Tiled floors and part tiled walls. Range of wall cupboards and base units. Fitted extractor fan. Radiator.

UTILITY ROOM

UPVC double glazed door. Tiled floor. Baxi combi boiler. Access to garage.

CLOAK ROOM

WC and wash basin. UPVC double glazed window. Tiled floor. Radiator

SHOWER ROOM

Cubicle with electric shower. Wash basin. Tiled walls and floor. UPVC double glazed window.

FIRST FLOOR

LANDING

Large carpeted landing. Timber double glazed sash window. Two upvc double glazed windows. Loft access

BEDROOM ONE

13'11 max x 13'5 (4.24m max x 4.09m)
Timber double glazed sash window. Carpet. Radiator.

BEDROOM TWO

13'10 x 13'6 (4.22m x 4.11m)
Timber double glazed sash window. Laminate flooring. Radiator. Ceiling fan.

BEDROOM THREE

14'0 x 9'11 (4.27m x 3.02m)
Feature double glazed sash window. Carpet. Radiator.

BEDROOM FOUR

14'0 x 9'11 max (4.27m x 3.02m max)
Feature timber double glazed window. Carpet. Radiator.

BEDROOM FIVE

10'4 x 9'3 (3.15m x 2.82m)
UPVC double glazed window. Carpet. Radiator.

BEDROOM SIX

10'4 x 9'1 (3.15m x 2.77m)
UPVC double glazed window. Carpet. Radiator.

BEDROOM SEVEN

9'6 x 9'1 (2.90m x 2.77m)
UPVC double glazed window. Carpet. Radiator.

BATHROOM

9'2 x 5'9 (2.79m x 1.75m)
UPVC double glazed window. Laminate flooring. Radiator. Tiled walls. Feature corner bath tub, wash basin, wc and a bidet.

SHOWER ROOM

8'11 x 4'0 (2.72m x 1.22m)
Shower unit with electric shower, wash basin within a vanity unit and WC. Radiator. Tiled walls.

GARAGE

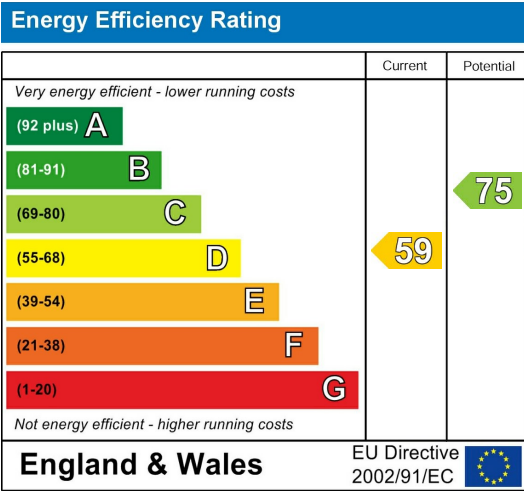
Up and over doors. Door into the utility room. Potentially suitable for conversion. Fitted wash basin. provides ample storage.

GARDENS

Vast plot with lawn and block paved patio to the side and the rear.

Storage yard and brick outbuildings.





MATERIAL INFORMATION

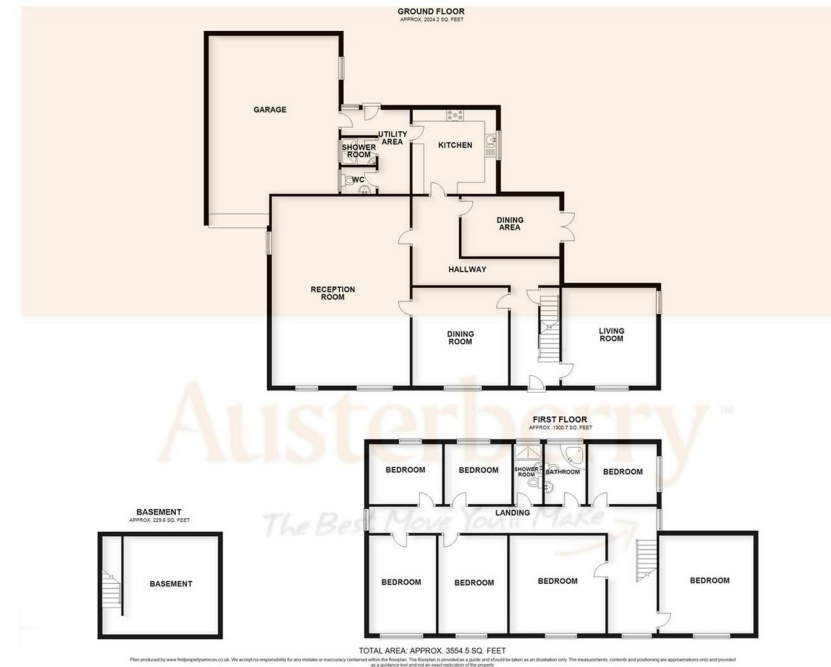
Tenure - Freehold

Council Tax Band - D



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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