

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



3 Dellwood Grove, Adderley Green, Stoke-On-Trent, ST3 5XD

Asking Price

£160,000

- Watch Our Online Video Tour!
- Convenient For Shops and Schools
- Bath And Shower
- Under Floor Heating in Kitchen
- Small Select Cul-De-Sac
- Two Bedrooms
- Fitted Kitchen With Integrated Appliances
- Good Appearance!

## DELIGHTFUL ACCOMMODATION PLUE DESIRABLE CUL-DE-SAC LOCATION!

Perfect for first-time buyers or a small family and a good-looking semi-detached house in a short residential cul-de-sac, conveniently close to local shops and schools.

The kitchen is particularly well-equipped with a range of wall cupboards, base units and integrated appliances. The lounge is a surprisingly spacious and very comfortable room from which an open-plan staircase leads to the first floor where you will find two bedrooms and a very nice bathroom with tiled floor and walls and a shaped white suite, including a rain-head shower over the bath.

This house has plenty of parking space in the driveway at the side, comma, a compact and manageable rear garden complete with big workshop/storage shed and there's even electric underfloor heating in the kitchen!

See our online virtual tour and for more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Tiled floor. Large storage cupboard with Worcester gas combi boiler.

### KITCHEN

9'9 x 8'8 (2.97m x 2.64m)

Tiled floor and electric underfloor heating. Range of white wall cupboards and base units together with integrated gas hob, stainless steel cooker hood, under oven, fridge freezer and dishwasher. Plumbing for washing machine. Part tiled walls. UPVC double glazed window with fitted blind.

### LOUNGE

13'2 x 12'4 (4.01m x 3.76m)

Laminate flooring. Radiator. UPVC double glazed bay window with fitted vertical blinds. Feature white fireplace surround and living flame effect gas fire. Open plan staircase leading to the first floor.

## FIRST FLOOR

### LANDING

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

## BEDROOM ONE

13'1 x 9'0 (3.99m x 2.74m)

Fitted carpet. Radiator. UPVC double glazed window.

## BEDROOM TWO

9'0 x 7'4 (2.74m x 2.24m)

Fitted carpet. Radiator. UPVC double glazed window with fitted vertical blinds. Built in wardrobes/storage cupboard.

## BATHROOM/WC

5'9 x 5'4 (1.75m x 1.63m)


Tiled floor and walls. White suite featuring a shaped bath with rain head shower and screen, low level wc and wash basin within a fitted unit. UPVC double glazed window. Spotlights. Extractor. Stainless steel centrally heated towel rail radiator.

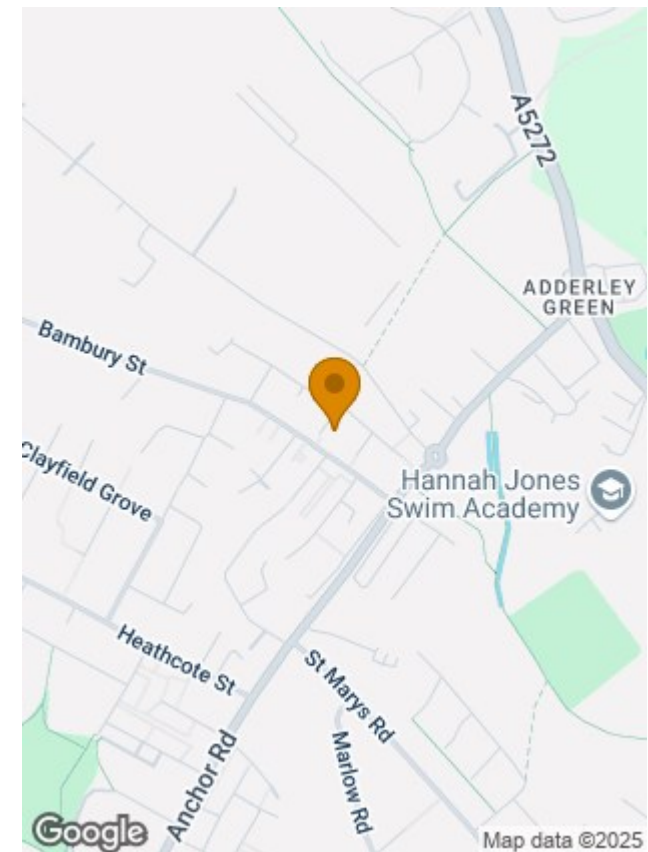
## OUTSIDE

There's a tarmac driveway at the side of the house with space for three cars. A walled and lawned front garden  
To the rear there is a paved patio, lawn and a big WORKSHOP/STORAGE SHED (The size of a garage!)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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)

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