

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



202 Wellfield Road, Bentilee, Stoke-On-Trent, ST2 0DB

£130,000

Situated in a well-established residential area, this three-bedroom semi-detached home on Wellfield Road, Bentilee offers well-proportioned accommodation and presents an excellent opportunity for buyers looking to make a property their own.

The ground floor comprises an entrance hallway leading into a spacious living area, providing a comfortable setting for everyday family life. The kitchen offers good storage and workspace, with scope for modernisation to suit individual tastes and requirements. There is a useful utility room which also leads to the ground floor WC.

To the first floor, there are three well-sized bedrooms along with a family shower room, offering practical accommodation for growing families, first-time buyers, or investors alike. Externally, the property enjoys a private rear garden, providing a pleasant outdoor space with plenty of potential for landscaping or outdoor entertaining.

Conveniently located close to local schools, shops, and transport links, this property represents a fantastic opportunity to acquire a solid home in a popular location with scope to enhance and add value over time.

Properties in this area are selling at an exceptionally quick rate and we expect plenty of interest for this new to market family home. Early viewing is recommended to appreciate the potential on offer, call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator. Stairs to the first floor.

### LIVING ROOM

19'7 x 10'4 (5.97m x 3.15m)

Fitted carpet. Two radiators. UPVC double glazed window. Electric fire. UPVC double glazed sliding door into the garden.

### KITCHEN

11'5 x 11'2 (3.48m x 3.40m)

Fitted carpet. Radiator. Three UPVC double glazed windows. Part tiled walls. Range of wall cupboards and base units.

### UTILITY ROOM

8'3 max, 4'10 min x 7'10 max, 3'5 min (2.51m max, 1.47m min x 2.39m max, 1.04m min)

Fitted carpet. UPVC double glazed rear door and window.

### CLOAKS/WC

Fitted carpet. wc. UPVC double glazed window.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpets. Store cupboard containing the Vaillant combi boiler. Access to the loft.

### BEDROOM ONE

13'9 max x 11'07 max, 8'4 min (4.19m max x 3.53m max, 2.54m min)

Fitted carpet. Radiator. UPVC double glazed window. Store cupboard.

### BEDROOM TWO

10'4 x 10'4 (3.15m x 3.15m)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM THREE

10'5 max, 6'1 min x 8'7 max, 5'7 min (3.18m max, 1.85m min x 2.62m max, 1.70m min)

Fitted carpet. Radiator. UPVC double glazed window.

## OUTSIDE

There is an enclosed garden with borders to the front of the property and on street parking.

To there rear there is a low maintenance garden with a decked area.





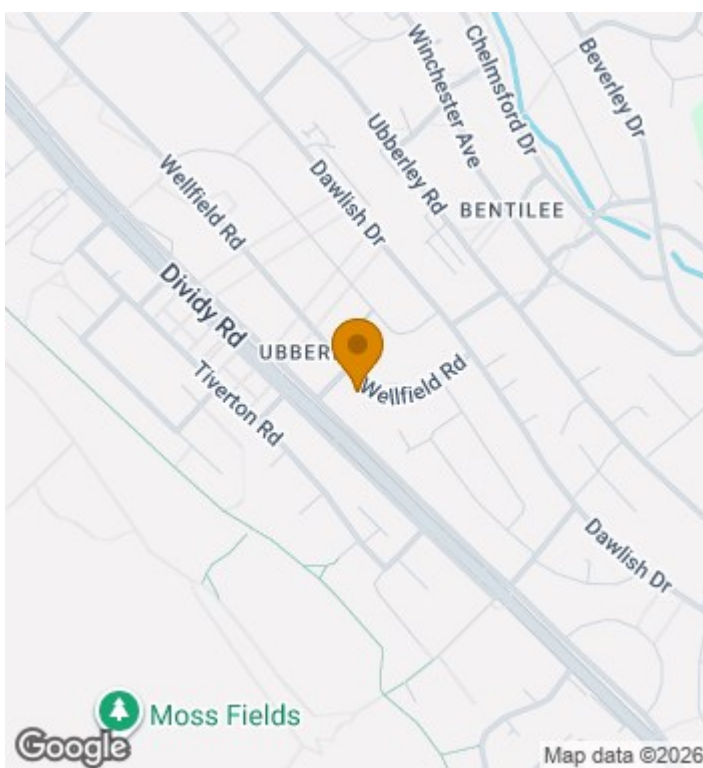
## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A

## 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<br>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](mailto:enquiries@austerberry.co.uk)

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