

# Austerberry™

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Estate Agents

Letting and Management Specialists



31 Main Street, Weston Coyney, Stoke-On-Trent, ST3 6QR

£220,000

- Three Bedrooms
- GF Cloaks/Wc
- En-Suite
- UPVC Double Glazing & Combi Boiler
- Recently Fitted New Kitchen
- Conservatory
- White Bathroom Suite
- Popular Residential Location

This impressive three-bedroom link semi-detached property on Main Street offers stylish and well-appointed accommodation, ideal for modern family living.

The home benefits from a recently fitted kitchen, finished to a high standard and designed with both practicality and contemporary style in mind. A convenient ground floor WC adds to the functionality of the layout, while to the rear, a stunning conservatory provides a bright and versatile additional living space—perfect for relaxing or entertaining.

Upstairs, the property offers three well-proportioned bedrooms, with the master bedroom further enhanced by its own en-suite!

Situated in the sought-after area of Weston Heights, the property is well placed for access to local amenities, schools, and transport links.

A fantastic opportunity to acquire a well-presented home in a popular residential location! For more information call or e-mail us.



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## GROUND FLOOR

### ENTRANCE HALL

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

### CLOAKS/WC

Vinyl flooring. Radiator. Timber double glazed window. Wash basin and wc.

### KITCHEN

12'7 x 7'9 (3.84m x 2.36m)

Timber double glazed window. Laminate flooring. Radiator. Range of wall cupboards and base units with an integrated electric oven and gas hob.

### LIVING ROOM

14'8 x 13'10 (4.47m x 4.22m)

Fitted carpet. Two radiators. Timber double glazed window. Store cupboard.

### CONSERVATORY

12'9 x 9'5 (3.89m x 2.87m)

Laminate flooring. Radiator. UPVC double glazed window. UPVC double glazed door into the garden

## FIRST FLOOR

### LANDING

Fitted carpet. Radiator. Store cupboard. Access to the loft.

### BEDROOM ONE

12'9 x 8'0 (3.89m x 2.44m)

Fitted carpet. Radiator. Timber double glazed window. Fitted wardrobe.

## EN-SUITE

7'11 max, 6'11 min x 4'7 max, 2'5 min (2.41m max, 2.11m min x 1.40m max, 0.74m min)

Vinyl flooring. Radiator. Shower, wash basin and wc.

## BEDROOM TWO

8'11 x 8'0 (2.72m x 2.44m)

Fitted carpet. Radiator. Timber double glazed window.

## BEDROOM THREE

9'5 x 6'5 (2.87m x 1.96m)

Fitted carpet. Radiator. Timber double glazed window.

## BATHROOM/WC

6'4 x 5'6 (1.93m x 1.68m)

Vinyl flooring. Radiator. Timber double glazed window. Bath with shower over, wash basin and wc.

## OUTSIDE

There is shared access to the front of the property leading to a driveway which provides off road parking.

To the rear of the property there is a patio area, artificial lawn and decked area and access to the...

## GARAGE

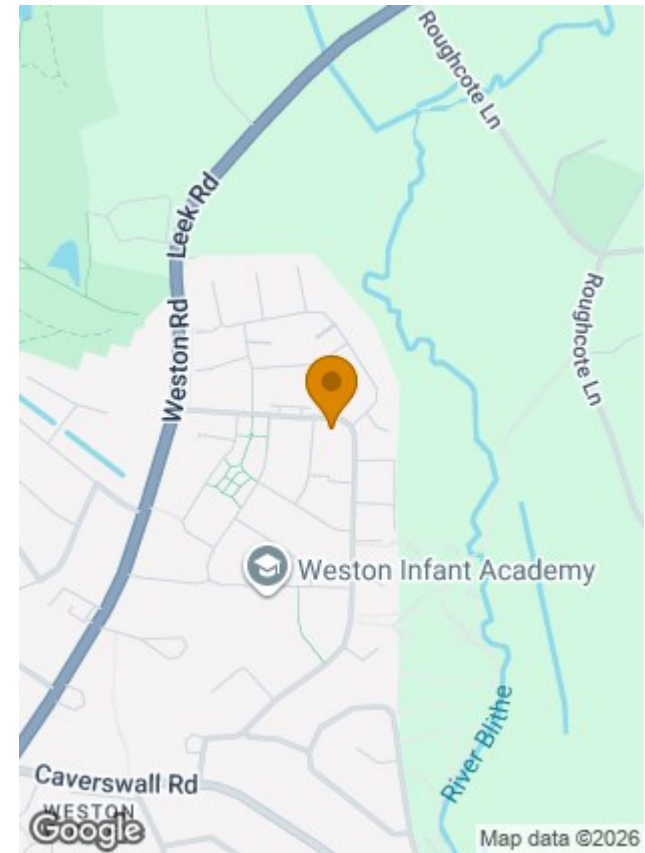
17'5 x 8'1 approx internal measurements (5.31m x 2.46m approx internal measurements)

Containing the Worcester combi boiler.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</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 - C



### 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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