

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



236 Trent Valley Road, Penkhull, Stoke-On-Trent, ST4 5LQ

Offers In The Region Of

£240,000

- A Fantastic Family Sized House
- Lounge And Dining Rooms
- White Bathroom Suite
- Outhouse With Power Supply
- Three Bedrooms
- Modern Fitted Kitchen
- Beautiful Rear Garden
- Double Width Drive

A fantastic family sized house with a beautiful garden!

You've found the one you've been looking for!

This traditional three bedroom home welcomes you into a proper entrance hall with tiled flooring and the lounge has a big bay window and feature fireplace with double doors leading you into the well appointed dining room. The kitchen is modern with integrated appliances to include an induction hob, oven & grill, microwave, dishwasher and washing machine!

There are two generous double bedrooms upstairs and a single room with fitted storage and drawers and the bathroom has a modern white suite with spotlighting.

Outside the property is extra special offering an Indian stone patio, lawn and wild flower garden and there's even an outhouse with a power supply. The double drive at the front can accommodate at least two cars.

We'd be delighted to arrange your viewing today!



Austerberry™  
The Best Move You'll Make



Austerberry™  
The Best Move You'll Make

## GROUND FLOOR

### ENTRANCE PORCH

UPVC double glazed double doors. Tiled floor.

### ENTRANCE HALL

Internal front door. Pattern tiled flooring. UPVC double glazed window. Radiator. Small cloak cupboard.

### KITCHEN

14'05 x 7'03 (4.39m x 2.21m)

Modern gloss grey fitted wall cupboards and base units with integrated induction hob, oven, grill, dishwasher and washing machine. Cupboard containing gas combi boiler. UPVC double glazed bay window and UPVC external door. Cupboard with space for tall fridge freezer. Open arch into the ...

### DINING ROOM

10'03 x 10'0 (3.12m x 3.05m)

Well appointed room with brick feature wall and fireplace. Laminate flooring. Radiator. UPVC double glazed bay window and patio doors. Wall lights. Double doors into the...

### LOUNGE

16'01 x 11'04 (4.90m x 3.45m)

Feature fireplace with gas fire. Wood effect laminate flooring. Radiator. Dado rail. UPVC double glazed bay window.

## BEDROOM ONE

10'11 x 10'02 (3.33m x 3.10m)

Fitted carpet. UPVC double glazed bay window. Radiator.

## BEDROOM TWO

13'05 x 10'01 (4.09m x 3.07m)

Fitted carpet. UPVC double glazed bay window. Radiator. Large fitted wardrobes with sliding doors.

## BEDROOM THREE

7'05 x 7'04 (2.26m x 2.24m)

Fitted carpet. UPVC double glazed window. Radiator. Fitted wardrobe, drawers and shelves.

## BATHROOM

7'09 x 7'02 (2.36m x 2.18m)

White suite with electric shower and screen over the bath, wc and pedestal wash basin. Two UPVC double glazed windows. Chrome heated towel rail radiator. Spot lighting. Part tiled walls. Vinyl flooring. Storage cupboard.

## OUTSIDE

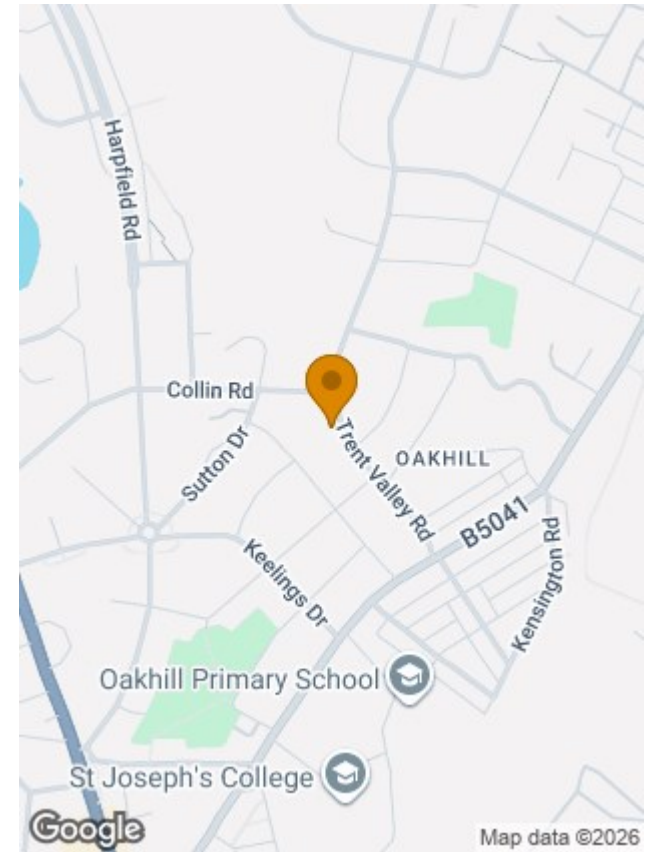
To the front of the property there is a large driveway suitable for at least 2 cars.

Whilst at the rear there is an immaculate Indian Sone paved patio, mature shrubs, lawn and wild flower garden. There is a wood pergola with paved seating area and a brick outhouse with a power supply,





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>		<b>80</b>
(55-68) <b>D</b>	<b>66</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 - B



### 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