Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



57 Highgrove Road, Trent Vale, Stoke-On-Trent, ST4 5PE

£795 PCM

- Ready To Let Now!
- Two Bedrooms
- GF Bathroom
- Combi Boiler
- Freshly Refurbished
- Two Reception Rooms
- UPVC Double Glazing
- Convenient Location

Newly Modernised Two-Bedroom Home in Popular Trent Vale!

An excellent opportunity to rent this freshly refurbished two-bedroom property, ideally located in the popular area of Trent Vale and available for immediate occupation.

Finished with fresh modern décor throughout, the accommodation comprises two reception rooms, a contemporary fitted kitchen with integrated oven and hob and a ground-floor bathroom featuring a white suite with shower over the bath. Upstairs, there are two generous double bedrooms, both benefiting from new fitted carpets and fresh decoration.

Further features include UPVC double glazing and gas central heating via a combi boiler.

Conveniently positioned for well-regarded local schools, amenities and the University Hospital of North Midlands, this smart, ready-to-move-into home is sure to attract plenty of interest.

Early viewing is highly recommended. For more information on the application process, please visit our website. You can request an application form by e-mailing us with the names of everyone over the age of 18 who will be applying and their e-mail addresses.





SITTING ROOM
11'10 x 11'3 front (3.61m x 3.43m front)
Fitted carpet. UPVC double glazed window and front door. Radiator.

LIVING ROOM
11'9max x 11'8 rear (3.58mmax x 3.56m rear)
Fitted carpet. Radiator. UPVC double glazed window. Stairs to the first floor and door into the ...

FITTED KITCHEN
9'4 x 6'10 (2.84m x 2.08m)
Grey laminate look vinyl flooring and a range of new white wall cupboards and base units together with integrated electric hob, cooker hood and under oven. Radiator. UPVC double glazed window.

REAR HALL
Grey laminate look vinyl flooring. UPVC double glazed external door.

UTILITY CUPBOARD
Flooring to match the rear hall. Plumbing for washing machine. Ideal gas fired combi boiler for central heating and hot water.

BATHROOM/ WC
6'5 x 5'7 rear/ side (1.96m x 1.70m rear/ side)
Flooring to match the rear hall and utility cupboard. White suite consisting of panelled bath with shower over, pedestal wash basin and low level W/C. UPVC double glazed window. Radiator. Extractor.

FIRST FLOOR

SMALL LANDING
Fitted stair and landing carpets.

BEDROOM ONE
11'10 x 11'3 front (3.61m x 3.43m front)
New fitted carpet. Radiator. UPVC double glazed window. original fireplace. Access door to...

BEDROOM TWO
11'9 x 10'4 rear (3.58m x 3.15m rear)
New fitted carpet. Radiator. UPVC double glazed window. Original fireplace

OUTSIDE
Paved rear yard with external power socket and lighting.





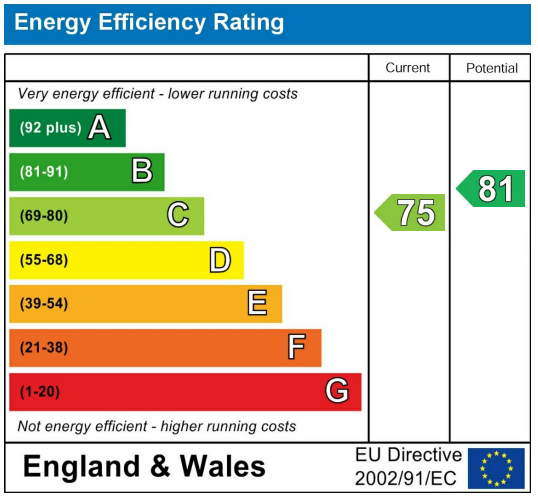


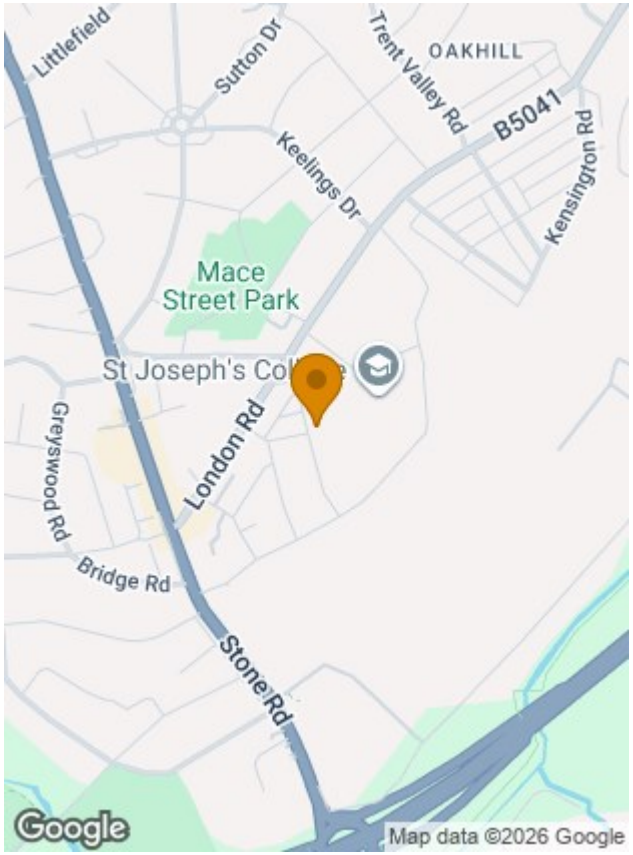

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
75
81
England & Wales
EU Directive 2002/91/EC


Littlefield
Sutton Dr
Trent Valley Rd
OAKHILL
B5041
Kensington Rd
Keelings Dr
Mace Street Park
St Joseph's Co
London Rd
Greswood Rd
Bridge Rd
Stone Rd
Google
Map data ©2026 Google

CONDITIONS OF LET
* Smoking: No Smoking is permitted in the Property
* Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet.
* Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at theLandlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

WHAT IT WILL COST

PRIOR TO MOVING IN:
* One month's rent due on move in
* Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in
* Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY:
* Payment of £50 if you want to change the tenancy agreement
* Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy
* Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy
* Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
* Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION
Austerberry is a member of Propertymark's Client Money Protection (CMP) Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.

TO APPLY
For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

MATERIAL INFORMATION

Rent - £850pcm

Deposit - £980

Holding Deposit - £196

Council Tax Band - A

PLEASE NOTE
* These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
* 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.