

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



23 Cornhill Road, Chell, Stoke-On-Trent, ST6 6PW

£150,000

- Spacious And Versatile Accommodation
- Fitted Kitchen
- White Bathroom Suite
- On Street Parking
- Three Bedroom
- Dining Room
- Enclosed Front & Rear Gardens
- Popular Residential Area

Situated in a popular residential area of Chell Heath, this well-presented three-bedroom semi-detached property on Cornhill Road offers spacious and versatile accommodation ideal for families, first-time buyers, or investors alike.

The ground floor provides a welcoming entrance hallway leading to a generous living room, with a dining area adjacent to the kitchen. The kitchen offers ample storage and workspace.

Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom. Each room benefits from good natural light, making the home feel bright and airy throughout.

Externally, the property enjoys enclosed gardens to both the front and rear, with on street parking also available at the front of the property.

Located within easy reach of local schools, shops, and amenities, as well as strong transport links to surrounding areas, this property presents a superb opportunity to secure a home in a convenient and established neighbourhood.

Early viewing is highly recommended. Please call or e-mail us.



## GROUND FLOOR

### ENTRANCE PORCH

Timber external door. Vinyl flooring.

### ENTRANCE HALL

Timber internal front door. Laminate flooring. Storage cupboard.

### CLOAKS/WC

Laminate flooring. UPVC double glazed window. Wc.

### LIVING ROOM

13'3 x 11'0 (4.04m x 3.35m)

Fitted carpet. Radiator. UPVC double glazed window.

### DINING ROOM

10'2 x 7'5 (3.10m x 2.26m)

Vinyl flooring. Radiator. UPVC double glazed window.

### KITCHEN

11'5 x 10'5 (3.48m x 3.18m)

Vinyl flooring. Radiator. Range of fitted wall cupboards and base units with integrated electric oven and gas hob. UPVC double glazed window. Part tiled walls.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet. Radiator. Store cupboard.

## BEDROOM ONE

12'2 x 10'11 (3.71m x 3.33m)

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

## BEDROOM TWO

11'1 x 9'10 (3.38m x 3.00m)

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

## BEDROOM THREE

10'6 max, 8'1 min x 6'8 (3.20m max, 2.46m min x 2.03m)

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

## BATHROOM

6'5 x 6'2 (1.96m x 1.88m)

Vinyl flooring. Radiator. UPVC double glazed window. Panelled bath with shower and screen over, pedestal wash basin and wc. Store cupboard containing the combi boiler.

## OUTSIDE

There's an enclosed garden to the front of the property with lawns and a path.

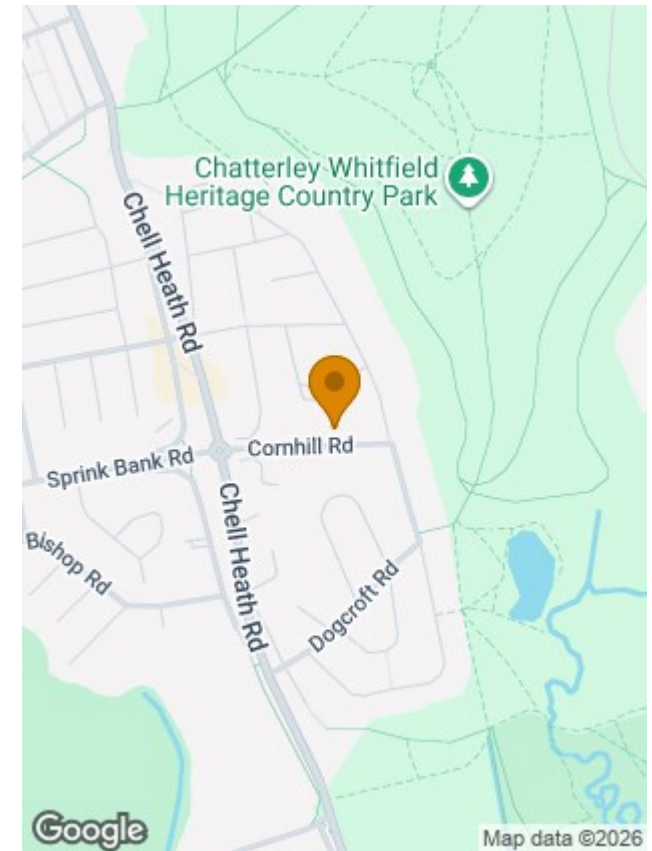
On street parking.

The rear garden is low maintenance with a patio area and storage shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</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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