

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



33 Wetherby Road, Trentham, Stoke-On-Trent, ST4 8AZ

Asking Price

£315,000

- A Detached House
- Conservatory
- Shower Room
- Block Paved Driveway
- Three Bedrooms
- Fitted Kitchen
- UPVC Double Glazed And Central Heating
- Garage

Nestled on the highly sought-after Wetherby Road in the heart of Trentham, this attractive three-bedroom detached family home enjoys an enviable position within one of the area's most desirable residential locations. Renowned for its excellent amenities, highly regarded schools, and convenient transport links, Trentham offers the perfect balance of charm and modern convenience, with Trentham Gardens, local shops, cafés, and picturesque walks all within easy reach.

The property itself provides well-proportioned accommodation throughout, ideal for growing families and those looking to enjoy comfortable, versatile living. The bright and spacious layout is complemented by a delightful conservatory, creating an additional reception space that overlooks the rear garden and provides the perfect setting for relaxing or entertaining all year round.

Externally, the home benefits from a detached brick-built garage, offering excellent storage or secure parking, together with driveway parking and gardens that further enhance the appeal of this wonderful home.

Combining generous accommodation with an exceptional location, this is a fantastic opportunity to acquire a detached family home in one of Trentham's most prestigious and well-established addresses!

Call or email us to arrange your viewing!



GROUND FLOOR

ENTRANCE HALL

Fitted carpet. Radiator. Composite front door. Stairs to the first floor.

LIVING/ DINING ROOM

21'3 max x 14'1 max, 8'8 min (6.48m max x 4.29m max, 2.64m min)
Fitted carpet. Two radiators. UPVC double glazed window and UPVC door into the...

CONSERVATORY

11'7 x 8'4 (3.53m x 2.54m)
Fitted carpet. Radiator. UPVC double glazed windows and door into the garden.

KITCHEN

9'2 x 8'0 (2.79m x 2.44m)
Tiled floor. Radiator. Range of wall cupboards and base units. Extractor. Part tiled walls. Store cupboard. Worcester gas boiler. UPVC double glazed window and door.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Store cupboard. Access to the loft.

BEDROOM ONE

10'4 x 8'8 (3.15m x 2.64m)
Laminate flooring. Radiator. UPVC double glazed window. Fitted wardrobes.

BEDROOM TWO

10'8 x 8'5 (3.25m x 2.57m)
Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobe.

BEDROOM THREE

8'5 x 7'5 (2.57m x 2.26m)
Laminate flooring. Radiator. UPVC double glazed window.

SHOWER ROOM

6'4 x 5'0 (1.93m x 1.52m)
Tiled floor. Radiator. UPVC double glazed window. Shower enclosure, wash basin with vanity unit and wc. Tiled walls.

OUTSIDE

The rear garden is South/South West facing and has a paved patio area.

There is a lawn with borders to the front of the property and a block paved driveway which leads to a...

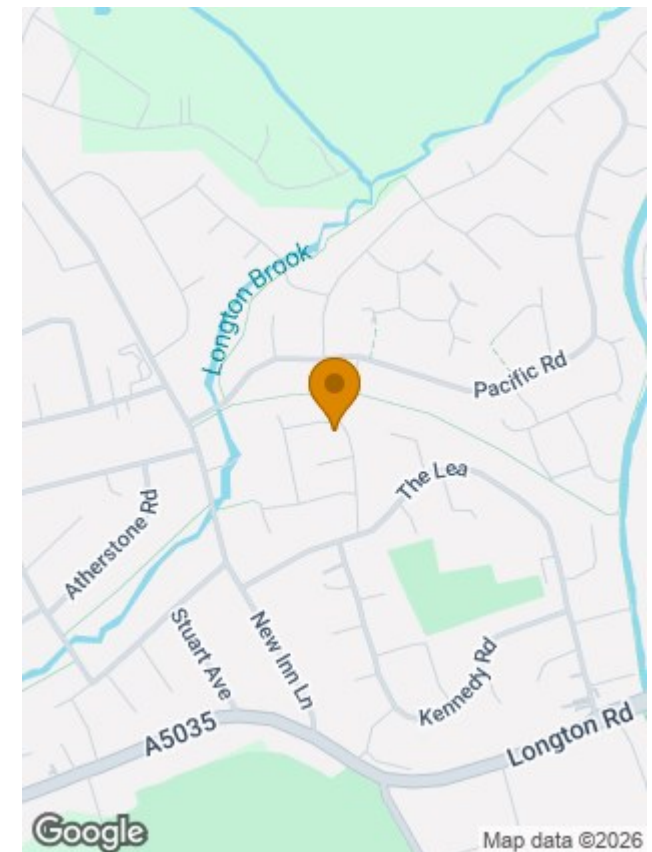
DETACHED BRICK GARAGE

Light and power.





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



MATERIAL INFORMATION

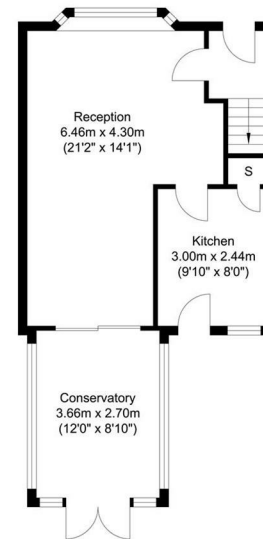
Tenure - Freehold

Council Tax Band - C

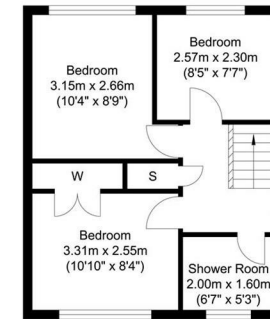


PLEASE NOTE

- * 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.



Ground Floor



First Floor

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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