

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



61 Grosvenor Road, Meir, Stoke-On-Trent, ST3 5ND

£150,000

- Two Bedrooms
- Two Spacious Reception Rooms
- White Bathroom Suite With Bath AND Shower
- No Chain!
- Charming And Modernised
- Modern Fitted Kitchen
- UPVC Double Glazing & Combi Boiler
- Stunning Views

## Charming Two-Bedroom Semi-Detached Home with Stunning Views – No Chain!

Situated on Grosvenor Road, Meir, this well-presented two-bedroom semi-detached property has been thoughtfully modernised approximately five years ago, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The accommodation features two spacious reception rooms and oak veneer internal doors, alongside a modern fitted kitchen complete with an integrated gas hob and electric oven. The property also benefits from a reliable BAXI combination boiler installed during the refurbishment.

Upstairs, there are two generous double bedrooms and a stylish contemporary bathroom fitted with a white suite, including both a separate walk-in shower and a bath.

Outside, the split-level rear garden enjoys far-reaching views, offering a lovely space to relax. To the front, there is on-street parking with the potential to create off-road parking, subject to any necessary permissions.

Offered for sale with no onward chain, this is a fantastic opportunity to secure a move-in-ready home in a popular residential location.

Contact Austerberry today to arrange your viewing!



## GROUND FLOOR

### ENTRANCE HALL

Composite double glazed front door. Tiled flooring. Stairs to the first floor.

### LOUNGE

15'0 x 10'1 (4.57m x 3.07m)

Grey fitted carpet. Two radiators. UPVC double glazed bay window. Fitted shelf unit. Feature painted chimney breast.

### DINING ROOM

12'7 x 7'4 (3.84m x 2.24m)

Grey fitted carpet. Radiator. UPVC sliding patio doors. Shelves and feature mantle and chimney breast.

### KITCHEN

10'6 x 5'7 (3.20m x 1.70m)

Modern shaker style fitted kitchen with integrated gas hob and electric oven. Freestanding fridge freezer. Oak style worktops. Two UPVC double glazed windows. Radiator. Vinyl tile flooring. UPVC external door.

### CLOAKS/WC

Vinyl tiled flooring. UPVC double glazed window. Wc. Modern Baxi combi boiler.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpet. UPVC double glazed window. Access to the loft.

### BEDROOM ONE

15'7 x 10'1 (4.75m x 3.07m)

Grey fitted carpet. Radiator. UPVC double glazed window. Small additional UPVC double glazed window. Integral wardrobe with hanging rail.

### BEDROOM TWO

12'7 x 8'7 (3.84m x 2.62m)

Grey fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM

8'10 x 5'6 (2.69m x 1.68m)

Modern white suite consisting of a walk in corner shower with glass cubicle and tiled walls. separate bath with shower over, wash basin and wc. Chrome heated towel rail radiator. UPVC double glazed window. Vinyl tile flooring.

### OUTSIDE

There is a small grass lawn to the front of the property with mature shrubs, paved path and steps to the front door.

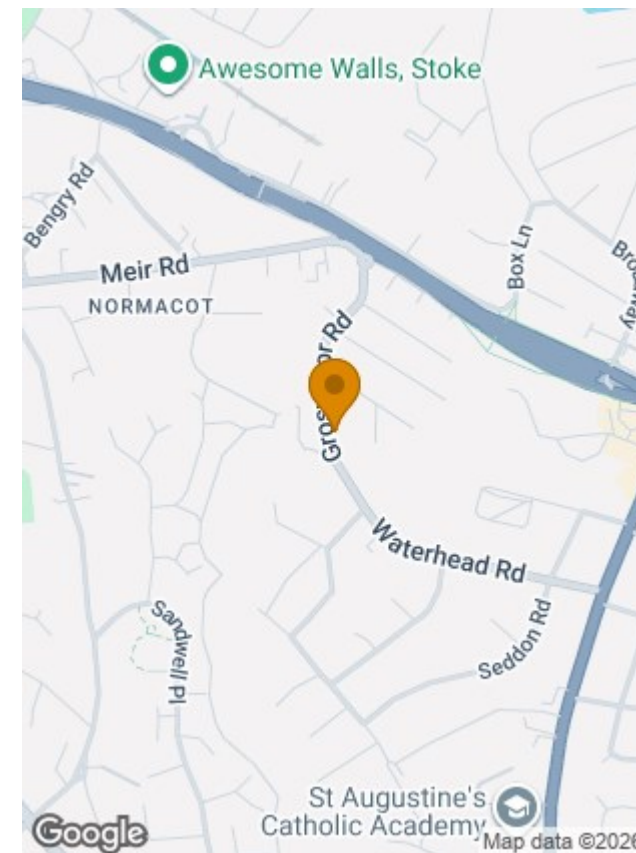
The rear garden is on a split level with a gravelled seating area, mature shrubs and path to the patio at the top of the garden.





## 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>                            |                            |           |
| (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<br>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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