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Estate Agents

Letting and Management Specialists



50 Weston Coyney Road, Weston Coyney,
Stoke-On-Trent, ST3 5HY

£195,000

- A Spacious Semi-Detached Bungalow
- Wet Room
- Converted Loft Space For Third Bedroom
- Block Paved Driveway
- Two Bedrooms
- Combi Boiler
- Fitted Kitchen
- Garage

This spacious three bedroom semi-detached bungalow offers versatile accommodation and is ideal for families, downsizers, or those looking for a home with scope to add personal touches. The property boasts a converted roof space on the first floor with Velux windows, allowing natural light to flood the space.

On the ground floor, there are two well-proportioned bedrooms and a tiled wet room, designed for practical and modern living. The accommodation is arranged to provide flexible living space that adapts to a variety of needs.

Externally, the property benefits from parking at both the front and rear, along with an impressive detached brick garage complete with power and lighting, ideal for a workshop, storage, or additional parking.

Located in a desirable area with easy access to local amenities, schools, and transport links, this bungalow provides a comfortable and practical home with significant potential.

Early viewing is recommended to fully appreciate the accommodation, layout, and versatile living space on offer. For more information call or e-mail us.





KITCHEN
18'03 max x 11'10 (5.56m max x 3.61m)
UPVC double glazed front door. Laminate flooring. Fitted kitchen featuring a range of wall cupboards and base units. Part tiled walls. Under counter integrated fridge and freezer.

LIVING ROOM
18'03 max x 11'10 (5.56m max x 3.61m)
UPVC double glazed window. Herringbone style laminate floor. Radiator.

REAR HALL
Fitted carpet. Store cupboard. Access to the loft room.

BEDROOM ONE
9'11 x 9'02 (3.02m x 2.79m)
UPVC double glazed window. Fitted carpet. Radiator. Fitted wardrobe.

BEDROOM TWO
9'11 x 9'00 to wardrobe face (3.02m x 2.74m to wardrobe face)
UPVC double glazed window. Fitted carpet. Radiator

WET ROOM
6'04 x 5'04 (1.93m x 1.63m)
UPVC double glazed window. Tiled floor and walls. Shower with wet room set up, w/c, and wash basin. Towel rail radiator.

CONVERTED ROOF SPACE
19'11 max x 17'09 max 8'00 min (6.07m max x 5.41m max 2.44m min)
Two Velux windows. Laminate flooring. Radiator. Glow-worm combi boiler.

OUTSIDE
There are lawns and a block paved driveway with access from Thirlmere Grove for off road parking.

SIZEABLE DETACHED GARAGE
17'8" x 13'9" (5.4 x 4.2)
Light and power.








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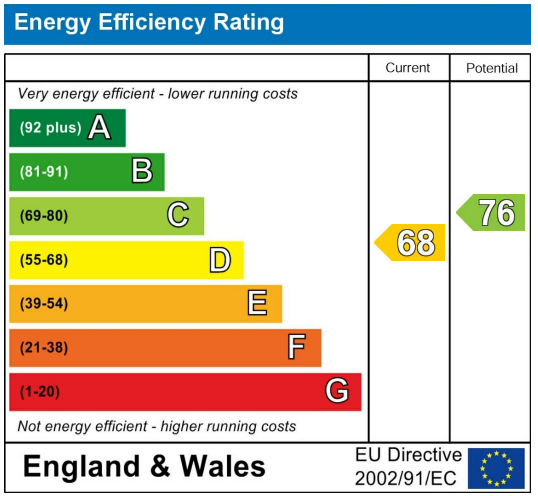

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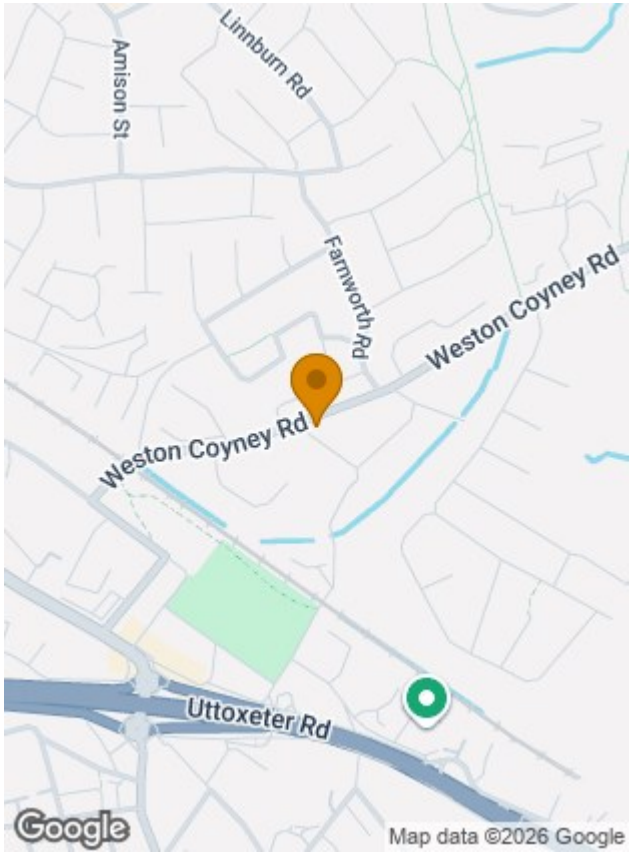

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
68
76
England & Wales
EU Directive 2002/91/EC


Amison St
Linnburn Rd
Farnworth Rd
Weston Coyney Rd
Weston Coyney Rd
Uttoxeter Rd
Google
Map data ©2026 Google

MATERIAL INFORMATION

Tenure - Freehold

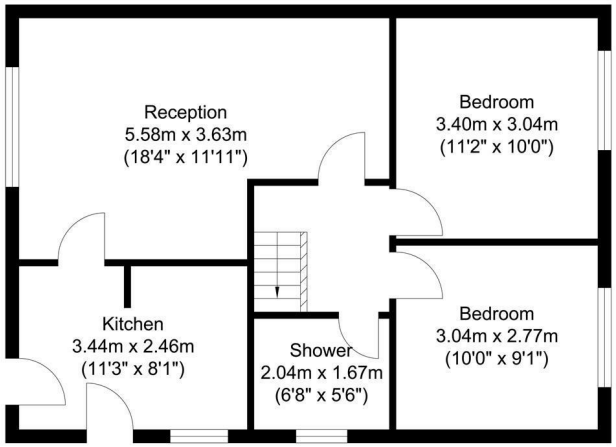
Council Tax Band - B



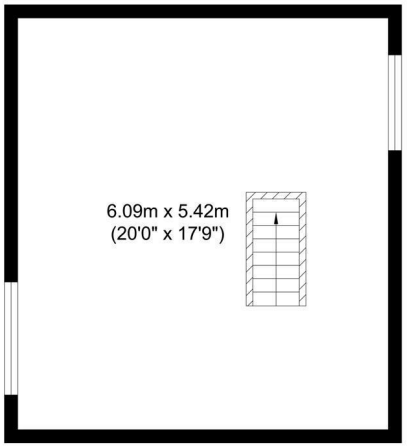


PLEASE NOTE

* 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.



Ground Floor



Loft Room

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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