

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



785 Lightwood Road, Lightwood, Stoke-On-Trent, ST3 7HA

£295,000



- A Very Rare Opportunity
- Three Bedrooms
- Potential For Extension Subject To Consent
- Heat Pump, Solar Panels, Inverters etc
- Prime Lightwood Location
- Two Reception Rooms
- EPC Rating A
- No Chain!

## PRIME LIGHTWOOD LOCATION AND A VERY RARE OPPORTUNITY!

Located in an elevated position in a prime Lightwood location known as Shooter's Hill and a house that is on the market for the first time in over 40 years!

The property was built in the 1930's, has an open outlook to the front and whilst retaining many original features has been updated and future-proofed to include an air source heat pump and boiler, new generation solar panels complete with inverters, new consumer unit and new electric meters. In fact, this is one of the very rare properties that you will see of this age and type with an EPC rating of A!

The accommodation features two reception rooms and a kitchen on the ground floor with three bedrooms and a bathroom on the first floor. There is also the scope to extend the kitchen and property to the rear subject to the subject to appropriate consents being obtained.

For more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

Fitted carpet (Parquet flooring underneath). Radiator. Walk in coat cupboard.

### SITTING ROOM

14'4 into bay x 11'3 (4.37m into bay x 3.43m)

Fitted carpet. Radiator. UPVC double glazed bay window to the front of the room and a single glazed window to the side. Traditional fireplace with timber surround and tiled inserts and an open fire.

### LIVING ROOM

12'8 x 11'1 (3.86m x 3.38m)

Fitted carpet. Radiator. UPVC double glazed window with stained glass panes. Feature fireplace with open fire. Serving hatch from the...

### KITCHEN

11'7 x 7'3 (3.53m x 2.21m)

Range of wall cupboards and base units with a grey finish. Two single glazed windows. Plumbing for washing machine. Radiator. Part tiled walls.

### REAR HALL

External door. Part tiled walls. Door into the...

### PANTRY/STORE ROOM

Part tiled walls. Shelving. Single glazed window.

## FIRST FLOOR

## LANDING

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

### BEDROOM ONE

14'10 into bay x 11'3 (4.52m into bay x 3.43m)

Fitted carpet. Radiator. UPVC double glazed bay window. Original picture rails.

### BEDROOM TWO

12'8 x 11'1 (3.86m x 3.38m)

Fitted carpet. Radiator. UPVC double glazed window. Built in storage cupboard. Picture rails.

### BEDROOM THREE

7'5 x 7'0 (2.26m x 2.13m)

Fitted carpet. Radiator. UPVC double glazed window.

### BATHROOM/WC

7'10 x 7'2 (2.39m x 2.18m)

White suite. UPVC double glazed window. Radiator. Large storage cupboard.

## OUTSIDE

The property is approached from the service road adjacent to Lightwood Road and has a large beech tree and lawned garden to the front behind a laurel hedge and a long driveway to the side.

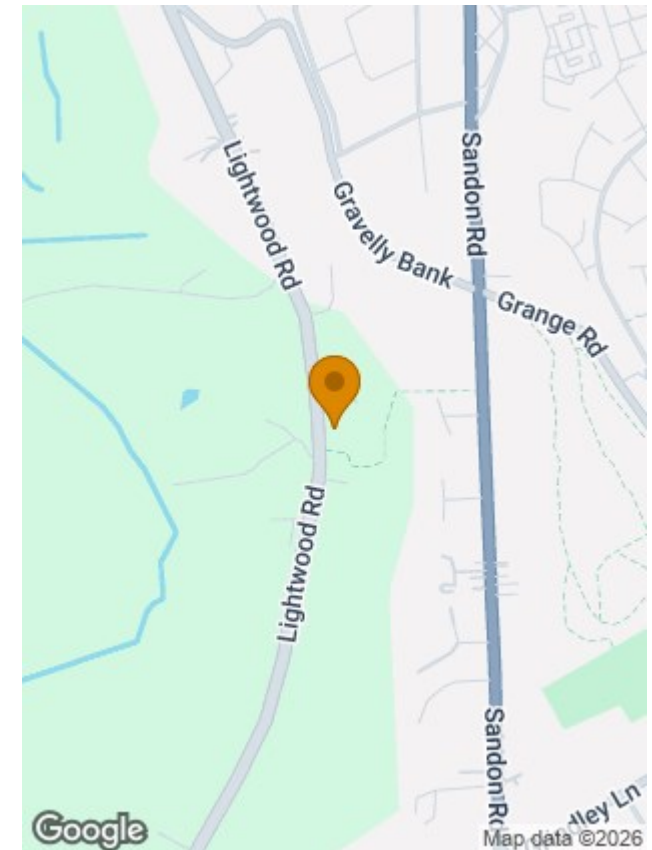
There is a delightful mainly lawned rear garden with established trees which receives full sun throughout the day and evening.







| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          | <b>93</b>                  | <b>96</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 - D



### 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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