Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



41 Amison Street, Meir Hay, Stoke-On-Trent, ST3 1LD

£210,000

- Big Plot, Big Potential!
- Three Bedrooms
- Kitchen With Dining Area
- Gas Central Heating & UPVC Double Glazing
- Two Drives And A Garage
- Modern Bathroom
- Big Double Glazed Conservatory
- No Chain!

BIG PLOT, BIG POTENTIAL AND TWO DRIVES!

41 Amison Street (which has no dropped kerb) stands on an exceptional and large corner plot, has a two car block paved driveway from Amison Street and a second driveway from Kirkbride Close leading to a detached garage.

Inside the house you'll find three bedrooms and a decent fitted kitchen with dining area, big double glazed conservatory and a comfortable lounge.

Upstairs there are three bedrooms in addition to a well-fitted bathroom and the house has UPVC double glazing and gas central heating.

With a little bit of work this house will truly be exceptional and it's being offered for sale with no chain to slow down your purchase!

The location is good, the potential is fantastic and this is a very rare opportunity,

For more information call or e-mail us.






## GROUND FLOOR

## ENTRANCE HALL
Composite double glazed front door. Radiator. Stairs leading to the first floor. Door into the...

## LOUNGE
14'5 x 11'3 (4.39m x 3.43m)
UPVC double glazed window with fitted blind. Radiator. Feature fireplace with living flame effect electric fire.

## KITCHEN WITH DINING AREA
14'7 x 9'4 (4.45m x 2.84m)
Tiled floor and part tiled walls. Good range of wall cupboards and base units with a medium/light timber effect finish together with integrated electric hob, stainless steel cooker hood and under oven. Plumbing for washing machine. Space for tall fridge freezer. Concealed gas central heating boiler. Modern vertical radiator. Spotlights. Walk in under stairs storage cupboard. UPVC double glazed window and double doors leading into the...

## CONSERVATORY
10'6 x 9'7 (3.20m x 2.92m)
Laminate flooring. UPVC double glazed windows and double doors leading into the garden.

## FIRST FLOOR

## LANDING
UPVC double glazed window. Access to the loft.

## BEDROOM ONE
14'0 x 8'2 (4.27m x 2.49m)
UPVC double glazed window. Radiator.

## BEDROOM TWO
10'1 x 8'3 (3.07m x 2.51m)
UPVC double glazed window with fitted roller blind. Radiator.

## BEDROOM THREE
6'5 x 6'0 (1.96m x 1.83m)
UPVC double glazed window with fitted roller blind. Radiator. Airing cupboard.

## BATHROOM/WC
6'0 x 6'0 (1.83m x 1.83m)
Tiled floor and walls. White suite with shower and screen over the bath, pedestal wash basin and low level wc. Spotlights. UPVC double glazed window. Stainless steel towel rail radiator.

## OUTSIDE
The house stands on an extensive corner plot, has a big paved patio, decking and a large artificial grass lawn. There is also an outside tap.

There's a block paved drive for at least two cars at the front of the house from Amison Street (although this does not have a dropped kerb) and an additional driveway from Kirkbride Close to the...

## DETACHED SINGLE GARAGE
Up and over door. UPVC double glazed doors to the side.










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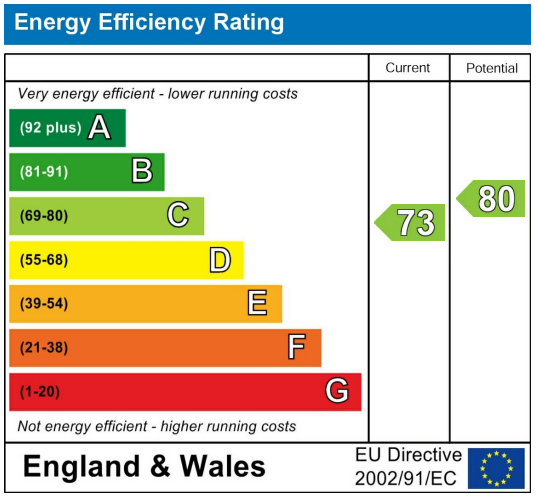

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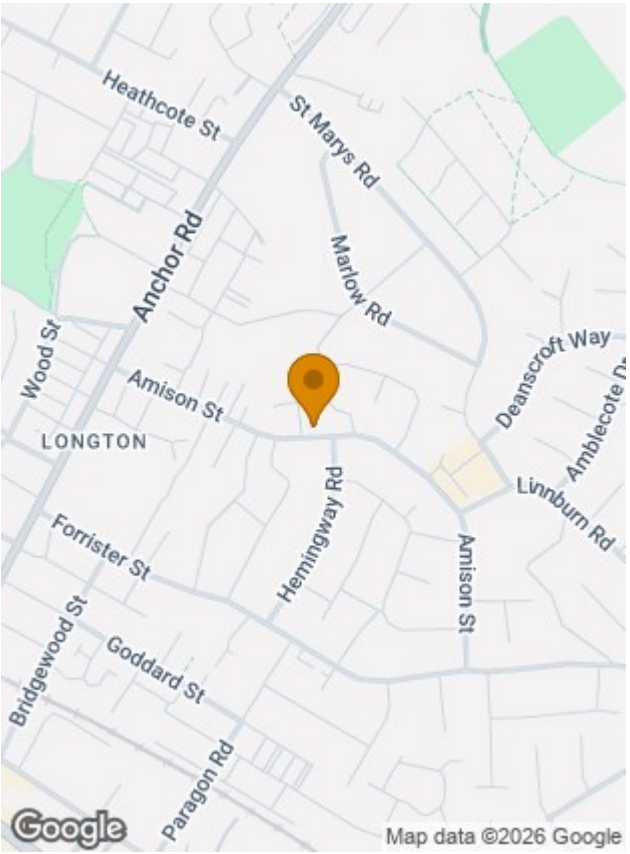

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
73
80
England & Wales
EU Directive 2002/91/EC


Heathcote St
St Marys Rd
Anchor Rd
Marlow Rd
Wood St
Amison St
LONGTON
Deanscroft Way
Amblecote
Linnburn Rd
Hemingway Rd
Forrister St
Amison St
Bridgewood St
Goddard St
Paragon 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.

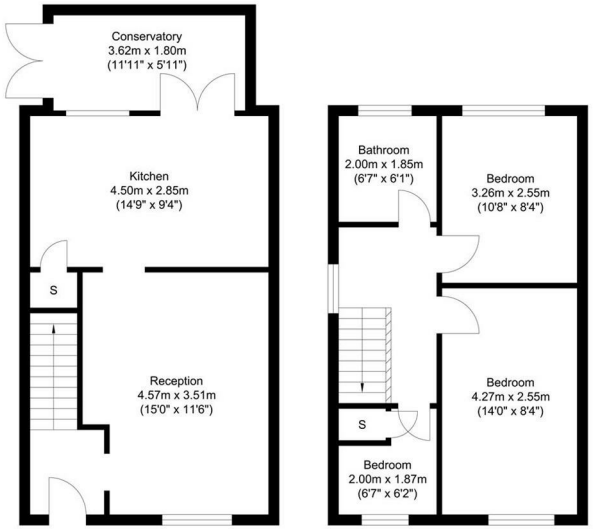
* Room sizes should not be relied upon for carpets and furnishings.

• 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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (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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